

**CASE 26-ZN-2004**  
**PLANNED COMMUNITY DISTRICT DEVELOPMENT PLAN**

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## SECTION 1.0 GENERAL

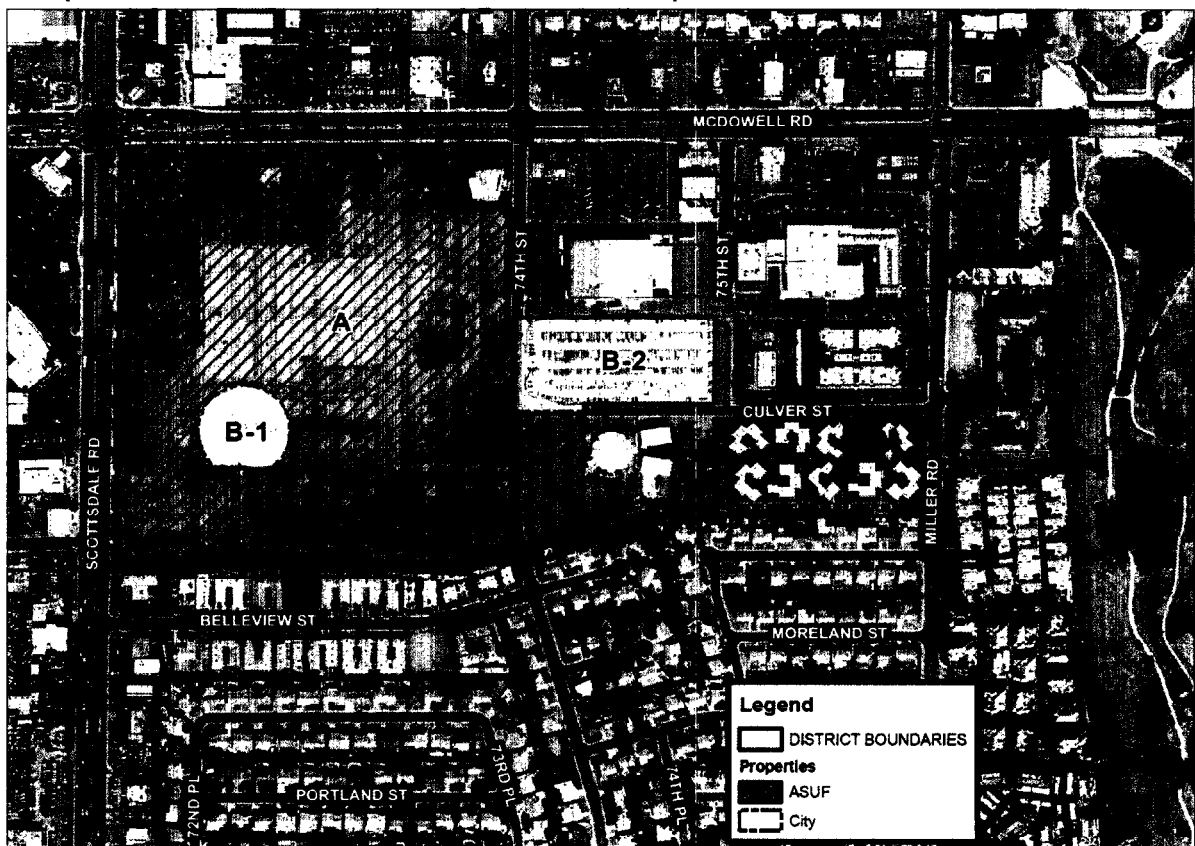
### 1.1 PURPOSE

This zoning is envisioned as a catalyst for the renaissance of the Scottsdale Road/McDowell Road corridor. It is intended to create a place where research interfaces with economic development, technology and innovation, and education engages with the local community.

To create this place, ASUF and the City of Scottsdale have entered into a Ground Lease which provides the parameters for the development of the Subject Property. A plan which considers the following planning and development concepts is included in this proposal: connection to and integration with adjacent residential and commercial neighborhoods; land use relationships between the Subject Property and adjacent parcels; public open spaces; circulation including pedestrian, vehicular, bicycle and transit opportunities; and parameters of development - including building massing and setbacks.

It is the intent of the City of Scottsdale and ASUF that this rezoning and Development Plan shall implement, and not conflict with the terms of the Ground Lease.

### 1.2 CONTEXT AERIAL AND SUBJECT PROPERTY (LEGAL DESCRIPTION ATTACHMENT A)



## LEGAL DESCRIPTION

Escrow/Title No. 2408906 41

PARCEL NO. 1: (Ellman Parcel 18 & 19: APN 14D/F)

That part of the Northwest quarter of the Northwest quarter of Section 2, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of said Section 2 and running;

thence South, along the West line of said Section 2, a distance of 290.00 feet;

thence North 88 degrees 52 minutes 30 seconds East, parallel with the North line of said Section 2, a distance of 65.00 feet to a point on the East line of Scottsdale Road;

thence South, along the East line of Scottsdale Road, 544.80 feet to a point in a line which is parallel with and distant Southerly 834.66 feet recorded, 834.81 as measured at right angles from the Northerly line of said Section 2;

thence North 88 degrees 52 minutes 30 seconds East, along last mentioned parallel line, 819.33 feet recorded, 819.61 feet measured;

thence at right angle North 01 degrees 07 minutes 30 seconds West 413.50 feet;

thence South 88 degrees 52 minutes 30 seconds West, parallel with the North line of said Section 2, 212.68 feet;

thence North 01 degrees 07 minutes 30 seconds West, 45.70 feet;

thence South 88 degrees 52 minutes 30 seconds West, parallel with the North line of said Section 2, 55.25 feet;

thence at right angles North 01 degrees 07 minutes 30 seconds West, 310.46 feet to a point on the Southerly line of McDowell Road;

thence South 88 degrees 52 minutes 30 seconds West, along the Southerly line of McDowell Road, 311.28 feet recorded, 311.46 feet measured to the East line of the West 290 feet of the Northwest quarter of the Northwest quarter of said Section 2;

thence North, along the East line of the West 290 feet of the Northwest quarter of the Northwest quarter of said Section 2, a distance of 65.00 feet to the North line of said Section 2;

thence South 88 degrees 52 minutes 30 seconds West, along said North line, 290.00 feet to the Northwest corner of said Section 2 and the Point of Beginning.

PARCEL NO. 2: (Ellman Parcel 8: APN 7C)

That part of the Northeast quarter of the Northwest quarter of Section 2, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

ATTACHMENT A

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Beginning at a point South 0 degrees 12 minutes 40 seconds West 65 feet and North 88 degrees 52 minutes 30 seconds East 30 feet from the Northwest corner of said Northeast quarter of the Northwest quarter of Section 2;

thence North 88 degrees 52 minutes 30 seconds East along a line parallel with and 65 feet South of the North line of said Section 2 (said line being along the Southerly line of McDowell Road) a distance of 590.00 feet to the intersection of the South line of McDowell Road and the West line of an access road running North and South through said Northeast quarter of the Northwest quarter of Section 2;

thence South 0 degrees 12 minutes 40 seconds West along the West line of said access road 545.00 feet to a line which is parallel with and distant Southerly 544.85 feet, measured at right angles, from the South line of McDowell Road;

thence South 88 degrees 52 minutes 30 seconds West along said parallel line 222.35 feet to a point of intersection with a line which is parallel with and distant Easterly 357.55 feet, measured at right angles, from the East line of 74th Street (said point of intersection being also the True Point of Beginning of this parcel);

thence South 0 degrees 12 minutes 40 seconds West along last mentioned parallel line 276.14 feet to a point on the North line of an access road running East and West through said Northeast quarter of the Northwest quarter of Section 2;

thence North 88 degrees 52 minutes 30 seconds East along said North line 222.35 feet to a point on the West line of said access road running North and South;

thence North 0 degrees 12 minutes 40 seconds East along said West line 276.14 feet to the line which is parallel with and distant Southerly 544.85 feet, measured at right angles, from said Southerly line of McDowell Road;

thence South 88 degrees 52 minutes 30 seconds West along last mentioned parallel line 222.35 feet to the True Point of Beginning.

PARCEL NO. 3: (Ellman Parcel 16: APN 13B)

That part of the Northwest quarter of the Northwest quarter of Section 2, Township 1 North, Range 4 East of the Gila and Salt River Base and

Beginning at a point North 88 degrees 52 minutes 30 seconds East, (assumed bearing), a distance of 65.00 feet and South 1 degree 07 minutes 30 seconds East, a distance of 65.00 feet from the Northwest corner of said Section 2, (said corner also being the intersection of McDowell Road and Scottsdale Road);

thence North 88 degrees 52 minutes 30 seconds East along a line parallel with and distant Southerly 65.00 feet from the North line of Section 2, (said line being also the South line of McDowell Road), a distance of 536.46 feet to the True Point of Beginning; being the Northwest corner of Parcel 1 conveyed to Broadway Hale Stores by instrument recorded in Docket 7340, page 398, records of Maricopa County, Arizona;

thence continuing North 88 degrees 52 minutes 30 seconds East, along last said parallel line (and South line of McDowell Road), a distance of 541.69 feet, being the

## LEGAL DESCRIPTION

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Northwest corner of parcel conveyed to The Valley National Bank by instrument recorded in Docket 4277, page 314, records of Maricopa County, Arizona;

thence South 1 degree 07 minutes 30 seconds East, a distance of 200.00 feet;

thence North 88 degrees 52 minutes 30 seconds East, a distance of 145.34 feet to the intersection with a line parallel with and 30.00 feet Westerly of the East line of the Northwest quarter of the Northwest quarter of said Section 2 (said parallel line also being the West line of 74th Street);

thence South 0 degrees 12 minutes 40 seconds West, along last said parallel line and West line of 74th Street, a distance of 569.81 feet;

thence South 88 degrees 52 minutes 30 seconds West, a distance of 405.81 feet, to the Southwest corner of Parcel No. 2 conveyed to Broadway-Hale Stores by instrument recorded in Docket 7340, page 398, records of Maricopa County, Arizona;

thence North 1 degree 07 minutes 30 seconds West, a distance of 413.50 feet;

thence South 88 degrees 52 minutes 30 seconds West, a distance of 212.68 feet;

thence North 1 degree 07 minutes 30 seconds West, a distance of 45.70 feet;

thence South 88 degrees 52 minutes 30 seconds West, a distance of 55.25 feet;

thence North 1 degree 07 minutes 30 seconds West, a distance of 310.45 feet to the True Point of Beginning.

PARCEL NO. 4: (Ellman Parcel 10: APN 7E)

That part of the Northeast quarter of the Northwest quarter of Section 2, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point South 0 degrees 12 minutes 40 seconds West (assumed bearing), 65.00 feet; and North 88 degrees 52 minutes 30 seconds East, 30.00 feet from the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 2;

thence South 0 degrees 12 minutes 40 seconds West along a line parallel with and distant Easterly 30.00 feet from the West line of said Northeast quarter of the Northwest quarter of Section 2 (said line being also the East line of 74th Street), a distance of 545.00 feet to the True Point of Beginning, being the Northwest corner of parcel conveyed to Broadway-Hale Stores by instrument recorded in Docket 6310, page 585, records of Maricopa County, Arizona;

thence North 88 degrees 52 minutes 30 seconds East, a distance of 247.73 feet;

thence South 0 degrees 12 minutes 40 seconds West, a distance of 276.14 feet;

thence South 88 degrees 52 minutes 30 seconds West, a distance of 247.73 feet; to the

## LEGAL DESCRIPTION

Escrow/Title No. 2408906 41

intersection of last said parallel line (and East line 74th Street);

thence North 0 degrees 12 minutes 40 seconds East along said parallel line (and East line of 74th Street), a distance of 275.14 feet to the True Point of Beginning.

PARCEL NO. 5: (Ellman Parcel 17: APN 14B)

That part of the Northwest quarter of the Northwest quarter of Section 2, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point which lies South (South 00 degrees 00 minutes 28 seconds West measured), 1390.55 feet and North 88 degrees 59 minutes 20 seconds East, 65.01 feet from the Northwest corner of said Section 2, said point being the intersection of the North line of an alley shown on a plat of New Papago Parkway Unit 9, said plat being recorded at Book 85 of Maps, page 33, records of Maricopa County, Arizona, and the Easterly line of Scottsdale Road;

thence North 88 degrees 59 minutes 20 seconds East along said North line, 1089.41 feet (1089.95 feet measured) to an angle point therein;

thence continuing along said North line, North 73 degrees 02 minutes 20 seconds East, 164.55 feet to a point in the Westerly line of 74th Street, said point lying in a curve, concave Northeasterly and having a radius of 534.01 feet (a radial line through said point bears North 73 degrees 02 minutes 20 seconds East);

thence Northerly along said curve and along said Westerly line of 74th Street through a central angle of 17 degrees 10 minutes 20 seconds and an arc distance of 160.05 feet to a point of tangency in said Westerly line;

thence continuing along said Westerly line North 00 degrees 12 minutes 40 seconds East, 354.94 feet to a line which is parallel with and distant Southerly 834.66 feet, measured at right angles, from the centerline of McDowell Road;

thence South 88 degrees 52 minutes 30 seconds West along said parallel line, 1224.95 feet (1225.42 feet measured) to the Easterly line of said Scottsdale Road;

thence South (South 00 degrees 00 minutes 28 seconds West measured) along said Easterly line 555.87 feet to the point of beginning.

PARCEL NO. 6: (Ellman Parcel 7: APN 7B)

That part of the Northeast quarter of the Northwest quarter of Section 2, Township 1 North Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the intersection of a line which is parallel with and distant Easterly, 30.00 feet, measured at right angles, from the West line of said Northeast quarter of the Northwest quarter (centerline of 74th Street) and a line which is parallel with and distant Southerly, 925.92 feet, measured at right angles, from the North line of said Section 2 (last mentioned line being also a line which bears North 88 degrees 52

## LEGAL DESCRIPTION

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minutes 30 seconds East along the South line of a non-exclusive easement for ingress and egress recorded as Parcel No. 1 at Docket 4551, page 138, records of Maricopa County, Arizona;

thence North 88 degrees 52 minutes 30 seconds East along last mentioned line, 182.49 feet to the West line of a Parcel of land conveyed to Tucson District Methodist Union by Deed recorded at Docket 4551, page 142, records of said Maricopa County;

thence South 00 degrees 12 minutes 40 seconds West along the Westerly line of last mentioned land, 359.43 feet to the Northerly line of an alley shown on a plat of New Papago Parkway Unit 8, said plat being recorded in Book 85 of Maps, page 21, records of said Maricopa County;

thence South 73 degrees 02 minutes 20 seconds West along last mentioned Northerly line, 168.83 feet to a point in the Easterly line of 74th Street, said point lying in a curve, concave Northeasterly and having a radius of 474.01 feet (a radial through said point bears North 73 degrees 02 minutes 20 seconds East);

thence Northerly along said curve and along said Easterly line of 74th Street through a central angle of 17 degrees 10 minutes 20 seconds and an arc distance of 142.07 feet to a point of tangency in the first above-mentioned parallel line (Easterly line of 74th Street);

thence North 00 degrees 12 minutes 40 seconds East along last mentioned line, 265.06 feet to the point of beginning.

PARCEL NO. 7: (Ellman Parcel 9: APN 7D)

That part of the Northeast quarter of the Northwest quarter of Section 2, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a point South 0 degrees 12 minutes 40 seconds West, 65 feet and North 88 degrees 52 minutes 30 seconds East, 30 feet from the Northwest corner of said Northeast quarter of the Northwest quarter of Section 2;

thence North 88 degrees 52 minutes 30 seconds East along a line parallel with and 65 feet South of the North line of Section 2, (said line being also the Southerly line of McDowell Road), a distance of 590.00 feet to the intersection of the South line of McDowell Road and the West line of an access road running North and South through said Northeast quarter of the Northwest quarter of Section 2;

thence South 0 degrees 12 minutes 40 seconds West along the West line of said access road, 545.00 feet to a line which is parallel with and distant Southerly, 544.85 feet, measured at right angles, from the South line of McDowell Road;

thence South 88 degrees 52 minutes 30 seconds West along said parallel line 222.35 feet to a point of intersection with a line which is parallel with and distant Easterly, 367.55 feet, measured at right angles from the East line of 74th Street (said point of intersection being also the point of beginning of this Parcel);

## LEGAL DESCRIPTION

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thence South 0 degrees 12 minutes 40 seconds West along last mentioned parallel line, 276.14 feet to a point on the North line of an access road running East and West through said Northeast quarter of the Northwest quarter of Section 2;

thence South 88 degrees 52 minutes 30 seconds West along the North line of said access road, 119.92 feet to a point of intersection with a line which is parallel with and distant Easterly, 247.66 feet, measured at right angles, from the East line of said 74th Street;

thence North 0 degrees 12 minutes 40 seconds East along last mentioned parallel line 276.14 feet to the line which is parallel with a distant Southerly, 544.85 feet measured at right angles from Southerly line of McDowell Road;

thence North 88 degrees 52 minutes 30 seconds East along last mentioned parallel line, 119.92 feet to the point of beginning.



**Exhibit A-1**  
**Diagram of "Property"**

POR. NW4 SEC.2 T-1N R-4E

|      |     |
|------|-----|
| BOOK | 131 |
| MAP  | 17  |

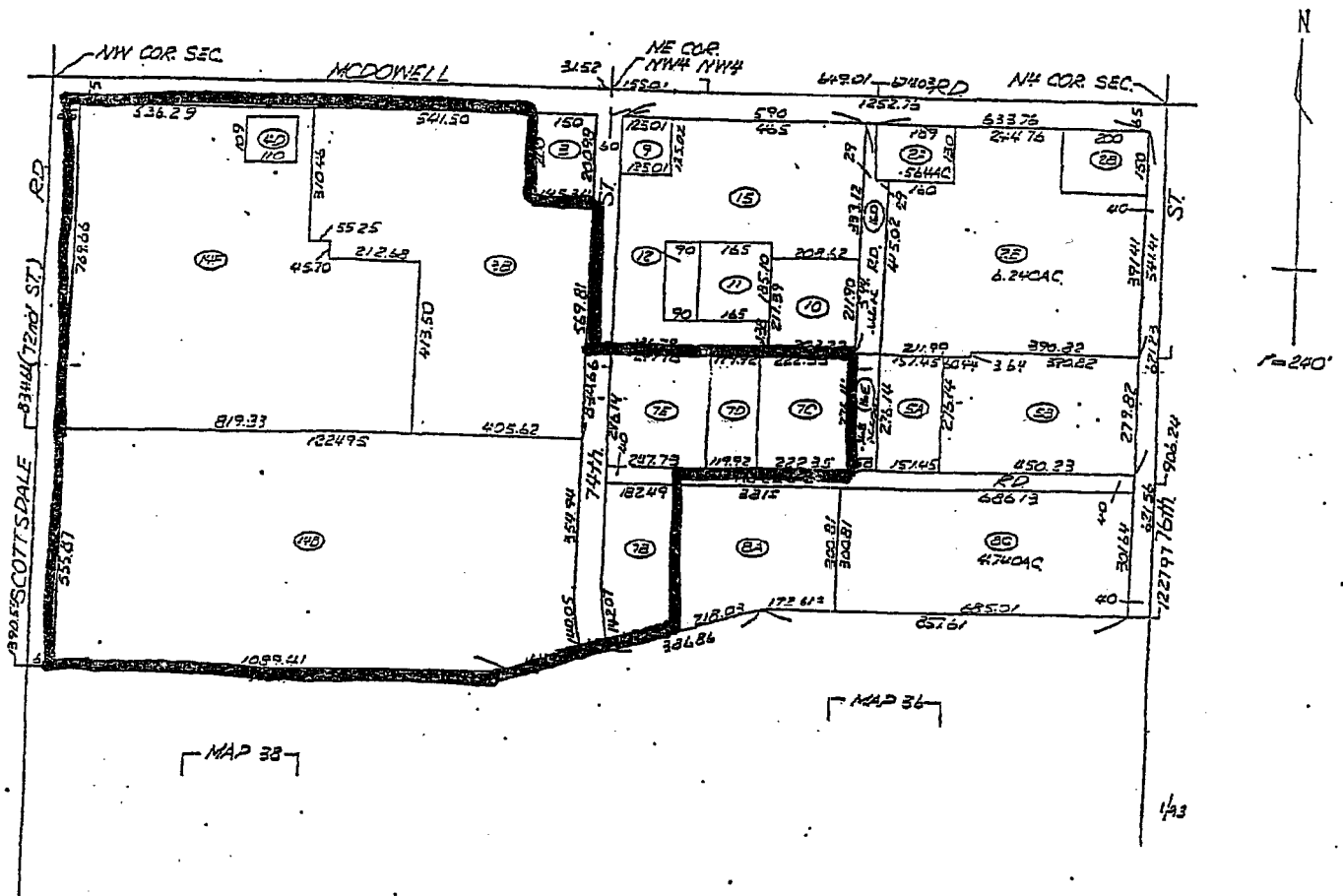
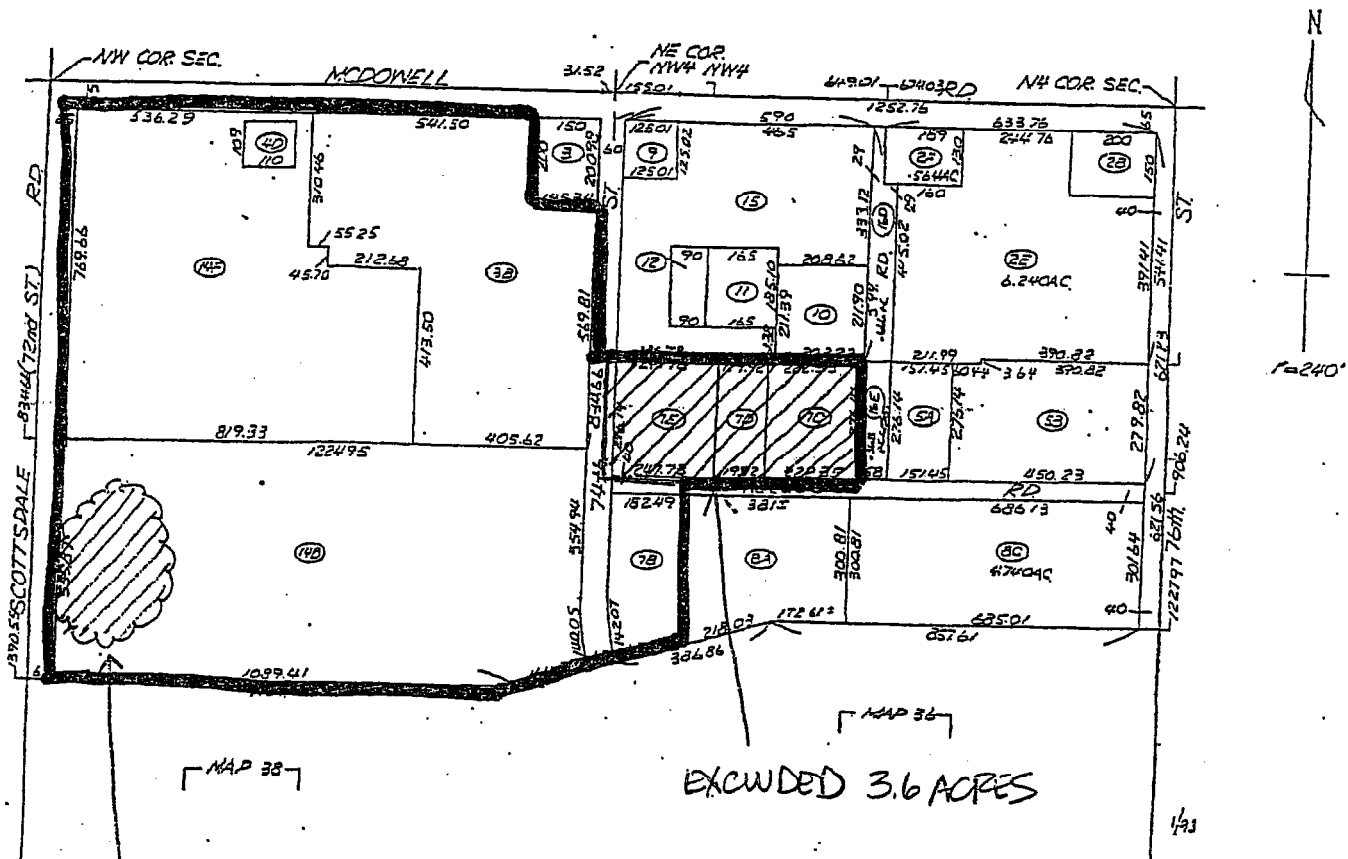


Exhibit A-2  
Diagram of "Excluded Parcels"

POR. NW4 SEC.2 T-1N R-4E

BOOK 131  
MAP 17



APPROXIMATE LOCATION OF  
1.5 ACRE EXCLUDED PARCEL -  
LOCATION SUBJECT TO CHANGE

### 1.3 DEFINITIONS

ASUF means Arizona State University Foundation, tenant, and its successors.

City means the City of Scottsdale, landlord, and its successors.

Development Plan as defined and required by section 5.2100 PC district of the Scottsdale Revised Code means all plans and written descriptions in Sections 1.0 through 4.0 of this document and supporting plans and reports in the 26-ZN-2005 case file.

Ground Lease means the document dated August 9, 2004 by and between the City of Scottsdale and ASUF Scottsdale L.L.C., as it may be modified from time to time by the parties.

Infrastructure means the Infrastructure to be constructed by Landlord to the extent specified in the Ground Lease ("Infrastructure") which shall include the following (except to the extent that some items may be deferred by agreement of Landlord and Tenant to subsequent building(s) of the Center):

- (i) Demolition of existing structures and improvements;
- (ii) Any environmental remediation deemed necessary or appropriate by Landlord in its sole, absolute and unfettered discretion;
- (iii) Grading;
- (iv) Construction of streets within the boundaries of the Premises that shall be dedicated to the public, including curbs and gutters;
- (v) Installation of conduit for placement of "dry utilities" to the boundaries of the buildings envelopes depicted on the Site Plan;
- (vi) Installation of water and sewer lines to the boundaries of the building envelopes depicted on the final approved Site Plan;
- (vii) Installation of street lighting and landscaping;
- (viii) Installation of public art (estimated at one percent (1%) of the total applicable Center costs);
- (ix) Construction of the plaza and open space; and
- (x) Any other Infrastructure contemplated by the Site Plan.

Parking Facilities means any parking lots or fields, parking structures, parking decks, parking garages or other parking facilities as Landlord may construct or cause or allowed to be constructed pursuant to the Ground Lease.

Premises means the Property, together with all appurtenances thereto and all improvements now or hereafter located thereon.

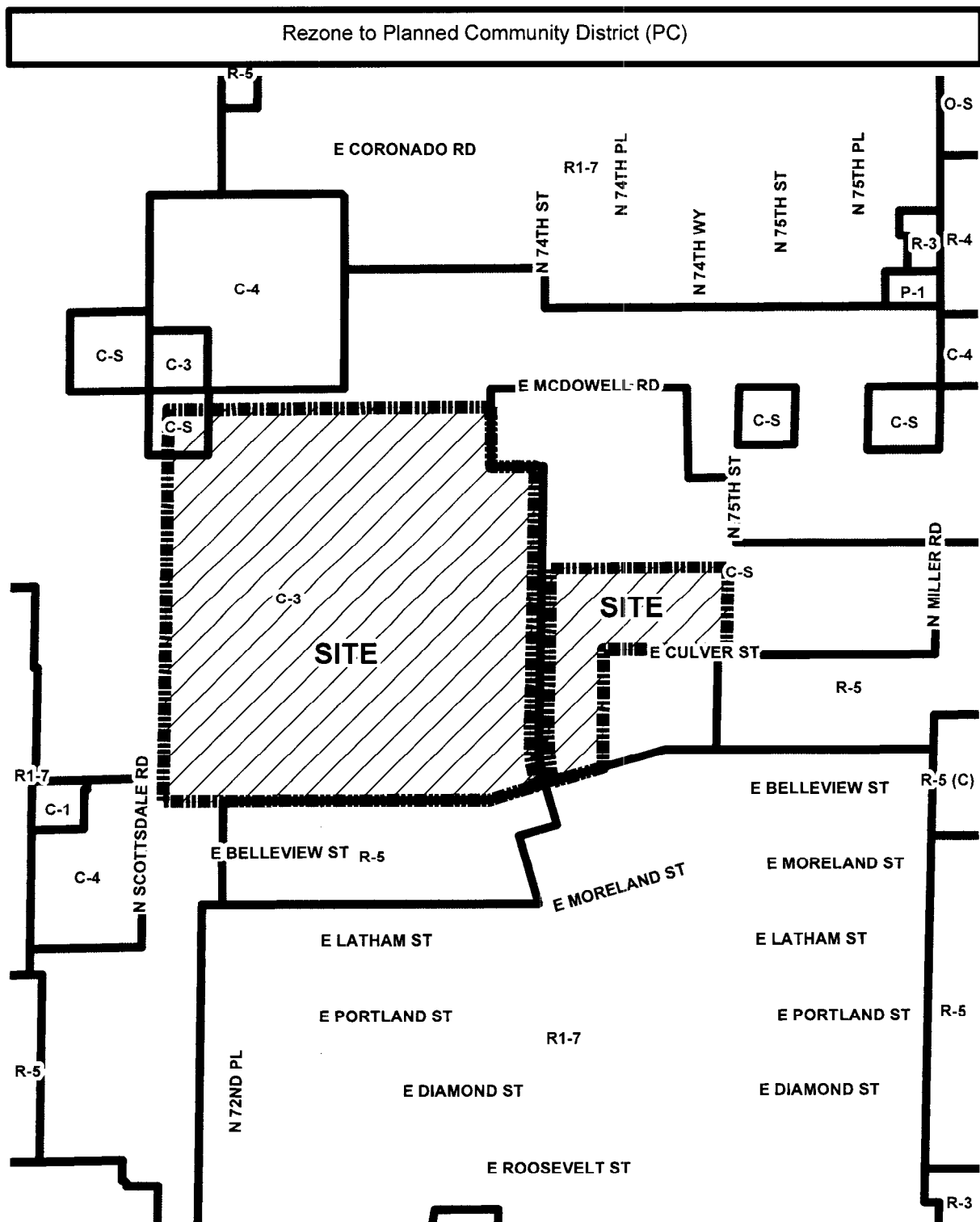
Property A means the 37.06 acres leased to ASUF as shown on Section 1.2 Context Aerial and Subject Property; and is defined as the Property leased to ASUF pursuant to the Ground Lease.

Property B-2 and B-1 means the two parcels totaling 5.16 acres retained by the City as shown on Section 1.2 Context Aerial and Subject Property, and is defined as Excluded Parcels, retained by City and not leased to ASUF in the Ground Lease. [This definition is not used anywhere in the document, although Property B-2 and B-2 are used. I recommend defining Property B-2 and Property B-1 instead.]

Subject Property means the 42.22 acres of land as shown on Section 1.2 Context Aerial and Subject Property; and is defined as the Real Property pursuant to the Ground Lease and as net lot area pursuant to City's zoning ordinance.

#### **1.4 ZONING OF PROPERTY**

The specific zoning district for the property described in case 26-ZN-2004 is Planned Community (PC) District as depicted on the Zoning Map set forth in Attachment B context aerial and Subject Property. This proposed zoning creates a PC district of uses and development standards designed to implement the purpose of case 26-ZN-2004 as described in the Section 1.1 Purpose. Attachment B is a map illustrating the PCD boundary and which uses the underlying zoning districts: I-1, C-O, and PRC as base zones.



26-ZN-2004

ATTACHMENT B



## **2.0 DEVELOPMENT FRAMEWORK PLANS**

The Development Frame Work Plans in Attachment C are intended to provide a general Development Plan for the property. Revisions to these plans shall meet the intent of the overall Development Plan as described in this rezoning to the satisfaction of the City Manager or designee.

### **(ATTACHMENT C)**

**C.1.NATURE OF DEVELOPMENT PROPOSED**

**C.2 LAND USE PLAN**

**C.3 OPEN SPACE PLAN**

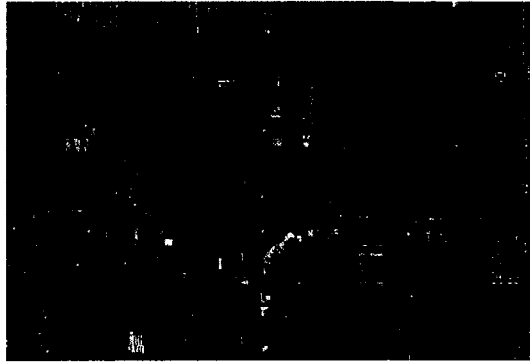
**C.4 CONCEPTUAL LANDSCAPE SPACE PLANS**

**C.5 CIRCULATION DIAGRAM**

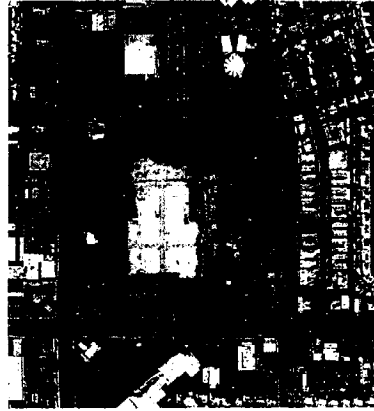
**C.6 STREET SECTIONS**

**C.7 GUIDING PRINCIPLES**

**ASU SCOTTSDALE CENTER FOR NEW  
TECHNOLOGY AND INNOVATION  
PROJECT NARRATIVE**



Approval of the ASU-Scottsdale Center for New Technology and Innovation re-zoning application will result in a Planned Community District ("PCD"), replacing existing C3 and CS districts with a PCD consolidating amended PRC, CO, and I1 districts, under the provisions of the City of Scottsdale Zoning Ordinance and the City of Scottsdale PCD Ordinance. The re-zoning will result in the redevelopment of the now vacant 42-acre former Los Arcos Mall site into a state of the art research and office park with 1.2 million square feet of laboratory, office, retail, and related uses. The development is a partnership between the City of Scottsdale, Arizona State University ("ASU"), through the Arizona State University Foundation ("ASUF"), and Higgins Development Partners and the Plaza Companies, nationally known real estate development companies.



## ASU SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION

### BACKGROUND

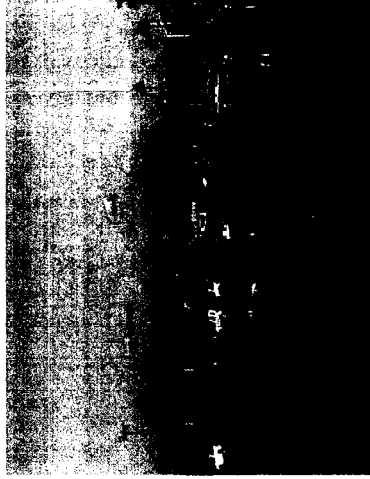
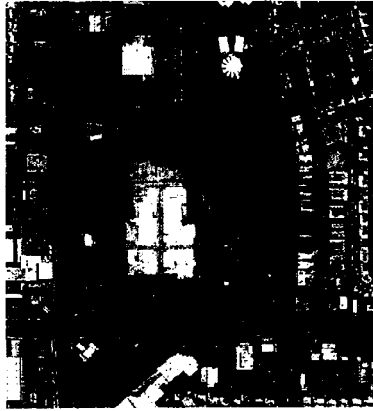
The closing of the Los Arcos Mall in 1999 left a hole in the City of Scottsdale. Controversial redevelopment proposals for a sports arena and later for big box retail development did not materialize. In August of 2004 the City of Scottsdale purchased the 42 acre vacant site with the purpose of revitalizing the southern part of Scottsdale and promoting economic vitality. The City's goal for the site and the surrounding areas is to create an urban mixed-use knowledge-based center which includes high tech business incubation, education, research, office and supportive retail uses.

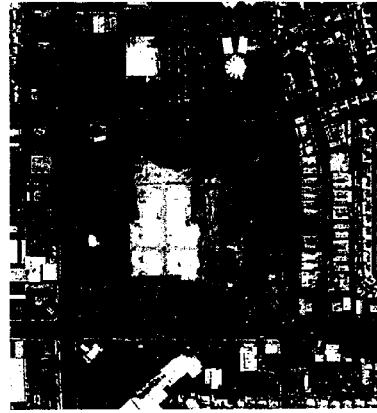


## ASU SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION

### BACKGROUND (CONTINUED)

To further this goal, in August of 2004, the City entered into a long term land lease agreement with the Arizona State University Foundation for 37 acres of the site which will become the ASU-Scottsdale Center for New Technology and Innovation if the proposed re-zoning is approved. The lease requires significant investments to be made by the City, and the developer. The City retained 5 acres of the 42 acres for future development.



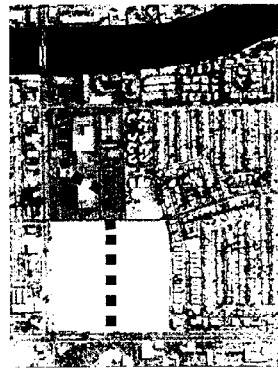


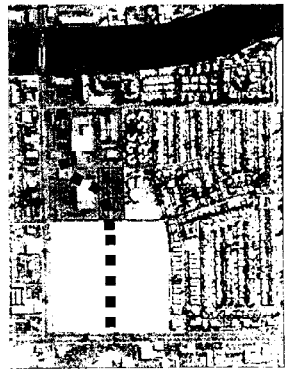
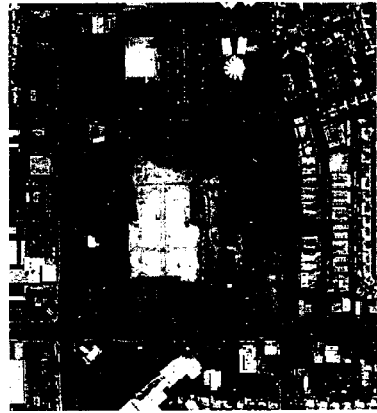
## ASU SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION

### PROJECT VISION

The vision of ASUF and the developer for the 37 acre ASU-Scottsdale Center is for a unique 21st century business community location for technology and innovation and commercialization that stimulates the economy, revitalizes the neighborhood and brands the City, ASU, and the region as leaders in the knowledge economy.

The Foundation and the developer view the Center as a place where the university and private sector researchers jointly develop, commercialize, and market new technologies and where visual, performing and high-tech graphic artists and other technology experts routinely meet entrepreneurs. The Center will bring private researchers and their businesses together with the University and the Community to create a place where research interfaces with economic development, information technology interacts with innovation, and education engages the local community.





## ASU SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION

### PROJECT VISION (CONTINUED)

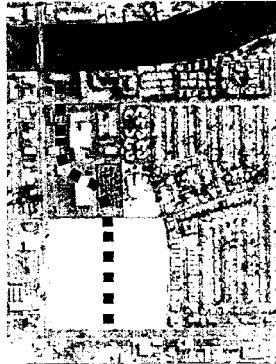
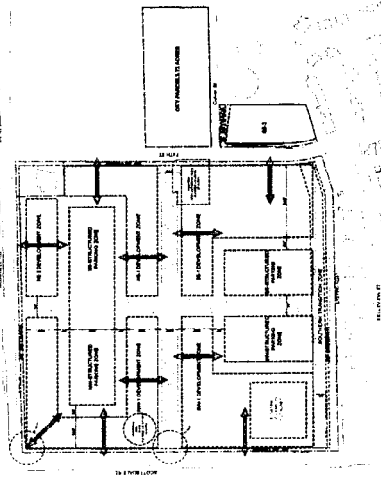
This vision, if realized through the re-zoning and re-development process will play a significant role in achieving Scottsdale's goals for the future including:

- Facilitating the revitalization of south Scottsdale and in the areas around the site
- Revitalizing Scottsdale Road and McDowell as vital tributaries and linkages serving the City and the region
- Increasing the employment base of the City, particularly in skilled, highly paid market sectors;
- Increasing revenues to the City through transaction privilege taxes, property taxes, bed taxes and similar taxes available directly or indirectly to the City;
- Continuing the process of establishing the City as a center for research, innovation and technology;
- Promoting the attractiveness of the City to further businesses and residents that may relocate to the city.

## ASU SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION

### PROJECT DESCRIPTION

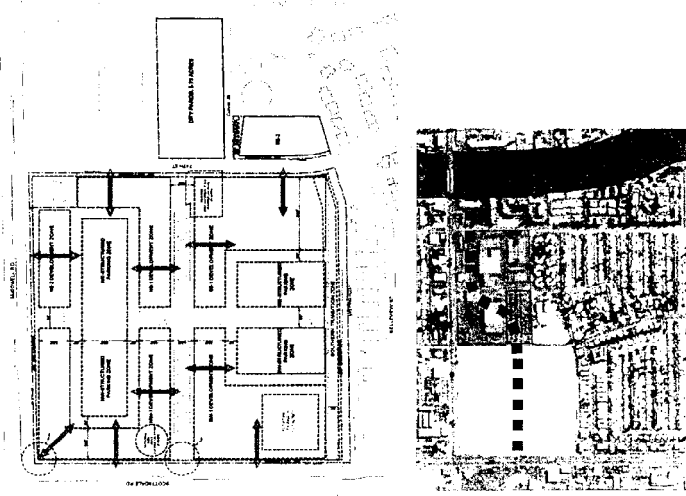
The ASU Scottsdale Center for New Technology and Innovation will consist of approximately 1.2 million square feet of development in multiple buildings within an urban environment including plazas, landscaped open spaces and boulevards and structured parking. The Center is contemplated to have a wide range of land uses to create a mixed-use (live, work, and learn environment). The proposed re-zoning provides a maximum building Floor Area Ratio (FAR) of 0.8, with a building height limit of 60 feet. Approximately 135,000 sq. ft. will be retail use. The parking facilities for the Center, to be provided by the city, will likely be surface initially with underground/structured parking occurring as the development intensity increases. Parking will be provided on the basis of one parking space per 300 sq. ft. of commercial development.



# ASU SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION

## PROJECT DESCRIPTION (CONTINUED)

Not less than 51% of the leaseable area (exclusive of the retail area) of the first phase/building (at least 150,000 square feet) will be occupied by organizations or businesses whose work or activities involve technology, innovation or creativity. With regard to the development of the Center as a whole, ASUF and the developer will support the goals and mission of Arizona State University to increase research commercialization and, recognizing the need, from time to time, to modify the composition of the tenant mix to respond to changing market conditions and to protect ASUF's and the City's investment in the Center, ASUF will maintain the development's character as a technology, innovation and creativity Center, until at least one million leaseable square feet are constructed, or until 2025, whichever is first to occur.



# KEY

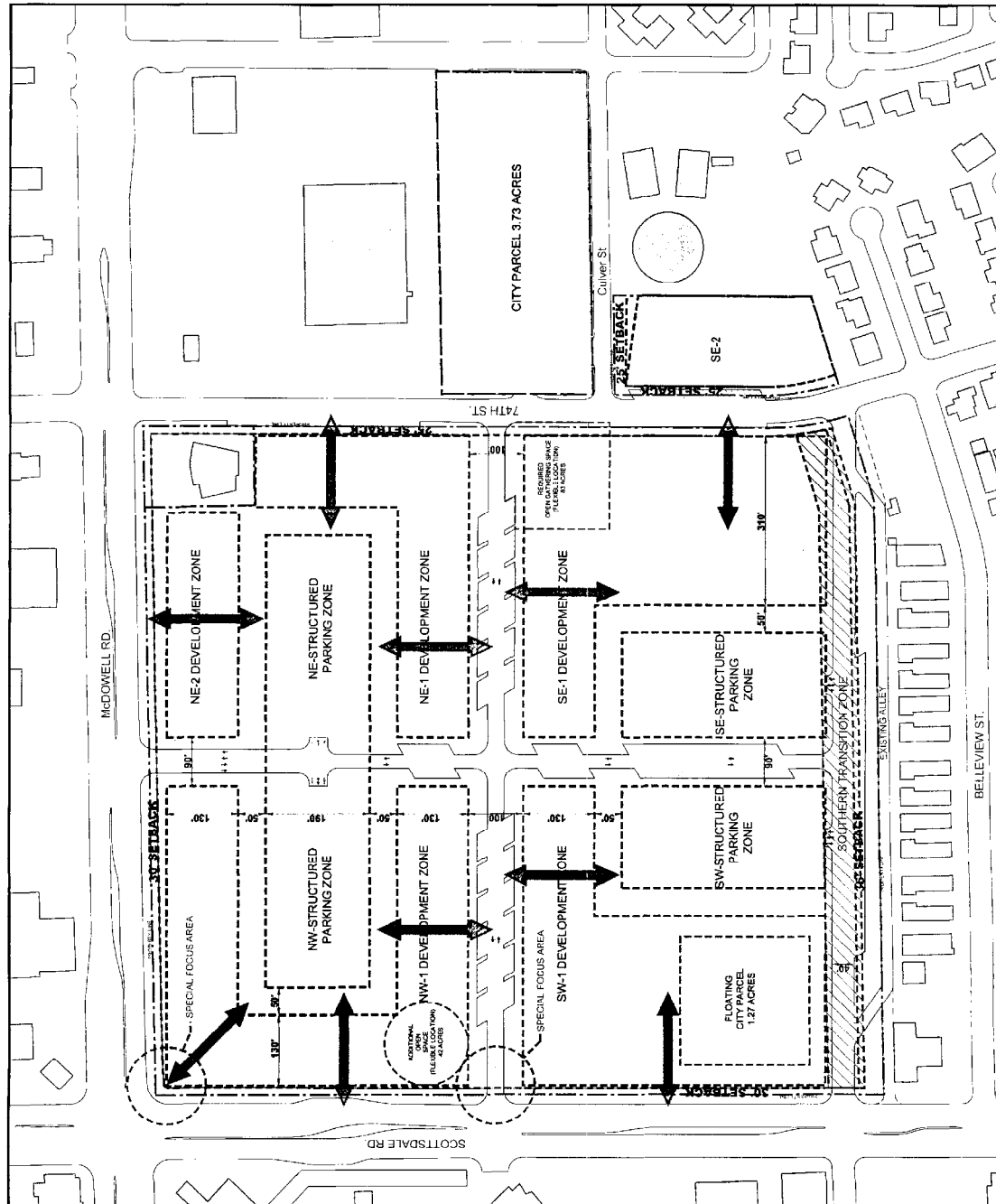
- DEVELOPMENT ZONE  
Buildings & Surface Parking
- LANDSCAPE ZONE  
Landscape Open Space Zone
- STRUCTURED PARKING ZONE  
Potential structure over road
- BOULEVARD ZONE  
Shade Structure  
Pedestrian Amenities
- SOUTHERN TRANSITION ZONE  
45' Height Limit
- CITY PARCEL
- BUILDING SETBACK  
Measured from Back of Curb
- PROPERTY LINE
- MID-BLOCK PEDESTRIAN ACCESS  
Through block pedestrian access  
along each face of quadrant.

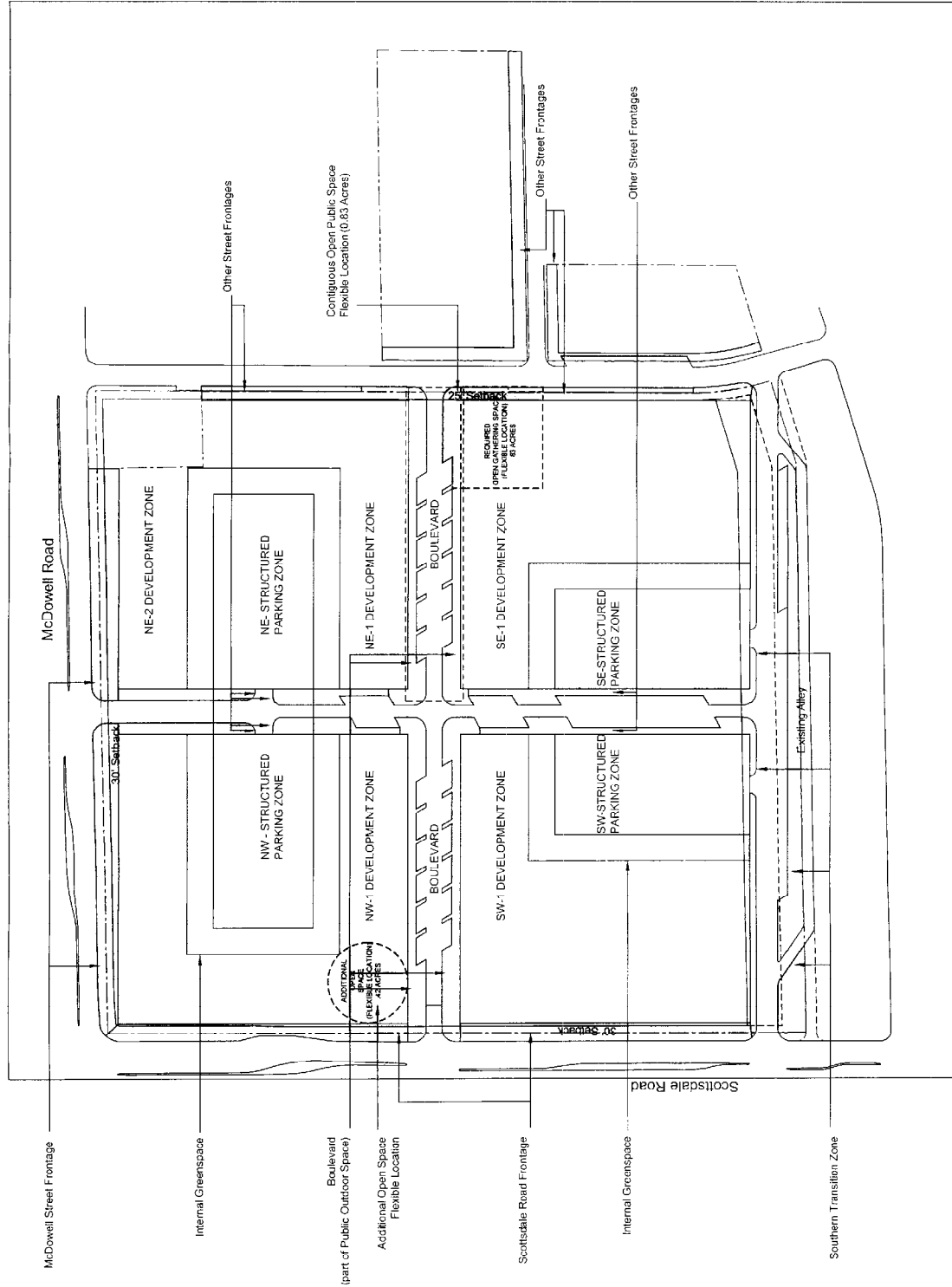
C2

0' 50' 100' 200'

LAND USE PLAN

ASU - SCOTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION





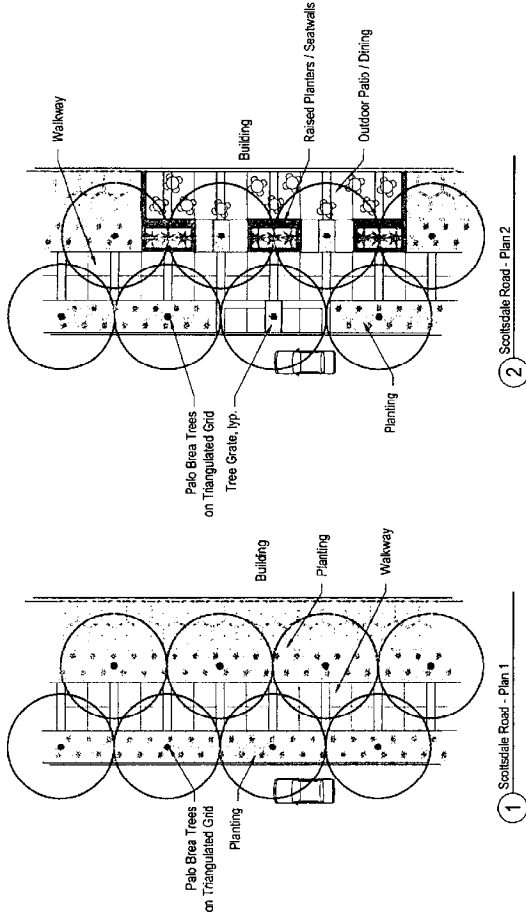
**REQUIRED OPEN SPACE**  
 20% minimum, including Public Outdoor Gathering Place  
 Site Area 1,830,000 sf  
 All Paved - 42 Acres 366,000 sf  
 20% Open Space 91,500 sf  
 25% of open space front yard requirement

- ☐ Internal Open Space
- ☐ Scottsdale Frontage
- ☐ McDowell Frontage
- ☐ Other Street Frontages
- ☐ Southern Transition Zone

**REQUIRED PUBLIC OUTDOOR GATHERING SPACE**  
 (1.0 to 1.5 Acres, 43,580 sf minimum)

- ☐ Boulevard East Open Space (Large Event Space)  
 (May be closed for street fairs, events etc.)
- ☐ Boulevard Open Space
- ☐ Contiguous Public Open Gathering Space  
 East Boulevard (Flexible Location)
- ☐ Additional Public Open Space  
 Precise location to be determined.

C3



## Primary Streetscape

Scottsdale Road Streetscape

### Trees

*Cercidium praecox* 'AZT' Palo Brea

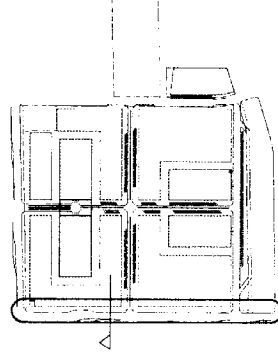
### Shrubs

*Calliandra californica* Fairyduster  
*Encelia farinosa* Brittlebush  
*Ambrosia deltoidea* Bursage  
*Larrea tridentata* Creosote  
*Leucophyllum laevigatum* Chihuahuan Sage  
*Bougainvillea* spp. Bougainvillea  
*Lantana montevidensis* Trailing Lantana  
*Justicia californica* Chuparosa

### Accents

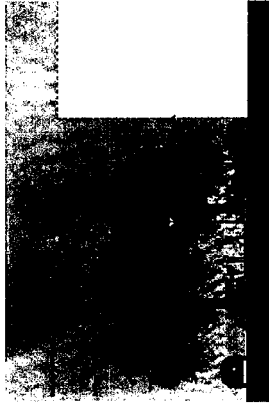
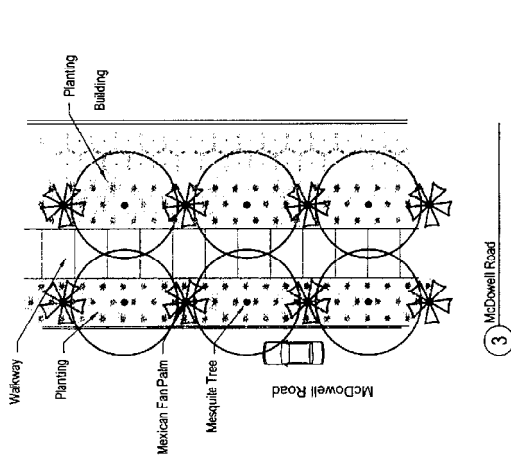
*Stenocereus thurberi* Organ Pipe  
*Opuntia basilaris* Beavertail Prickly Pear  
*Hesperaloe parviflora* Yellow Yucca  
*Pedilanthus macrocarpa* Slipper Plant  
*Euphorbia antisyphilitica* Candellia  
*Agave* spp. Agave  
*Opuntia ficus indica* Indian Fig Prickly Pear  
*Ferocactus wislizenii* Barrel Cactus

Note: Scottsdale Road and McDowell Road streetscape will be consistent with City of Scottsdale adopted streetscape program.



Photographs are for illustrative purposes only. Plants shown are representative of those to be used.





## Primary Streetscape

### McDowell Streetscape

#### Trees

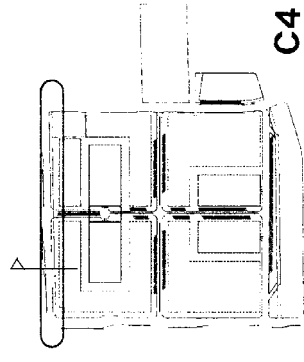
*Prosopis juliflora* Native Mesquite  
*Washingtonia robusta* Mexican Fan Palm (to relate with proposed city streetscape improvements)

#### Shrubs

*Ericameria laricifolia* Turpentine Bush  
*Ruellia* spp. Ruellia  
*Justicia spicigera* Mexican Honeysuckle  
*Justicia californica* Chuparosa  
*Encelia farinosa* Brittlebush  
*Ambrosia deltoidea* Bursage  
*Viguiera deltoidea* Goldeneye  
*Simmondsia chinensis* Jojoba  
*Lantana montevidensis* Trailing Lantana

#### Accents

*Aloe* spp. Aloe  
*Dasylium wheeleri* Desert Spoon  
*Agave* spp. Agave  
*Muhlenbergia rigens* Deer Grass  
*Hesperaloe parviflora* Red Yucca  
*Nolina microcarpa* Bear Grass  
*Ferocactus wislizenii* Barrel Cactus  
 Note: Scottsdale Road and McDowell Road streetscape will be consistent with City of Scottsdale adopted streetscape program.



C4

Photographs are for illustrative purposes only. Plants shown are representative of those to be used.

## Boulevard Landscape

Boulevard

### Trees

Olearya tesota Ironwood  
Platanus wrightii Arizona Sycamore  
Fraxinus velutina Arizona Ash

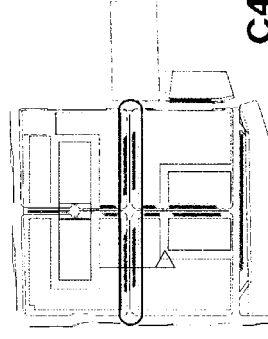
### Shrubs / Vines

Bougainvillea spp. Bougainvillea

### Accents

Pedilanthus macrocarpa Slipper Plant  
Agave spp. Agave  
Nolina macrocarpa Bear Grass  
Aloe spp. Aloe  
Yucca spp. Yucca

Note: See architectural drawings for street width dimensions.

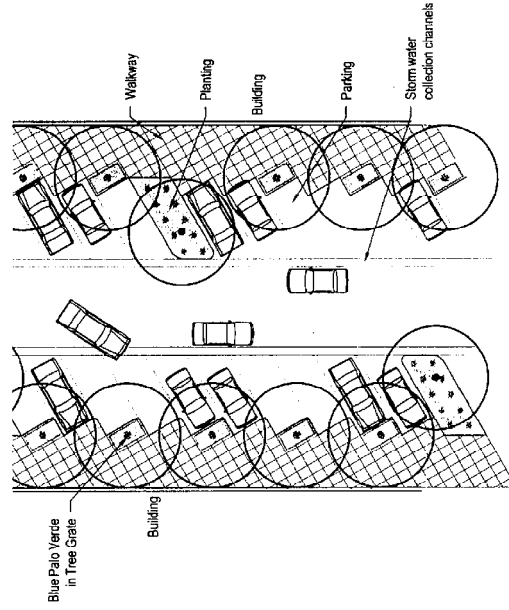


C4

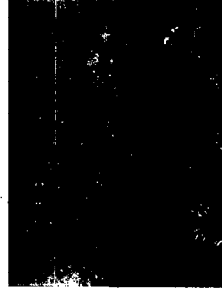
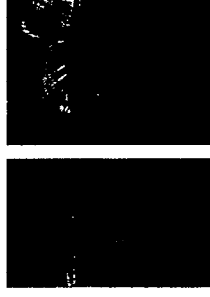
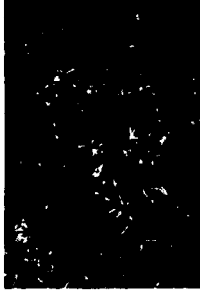


Photographs are for illustrative purposes only. Plants shown are representative of those to be used.

## Secondary Streetscape



2 North-South Secondary Street



### Secondary Streetscape

#### Trees

*Cercidium floridum* Blue Palo Verde

#### Shrubs

*Ruellia* spp. Ruellia

*Leucophyllum frutescens* Texas Ranger Sage

*Justicia spicigera* Mexican Honeysuckle

*Ericameria laricifolia* Turpentine Bush

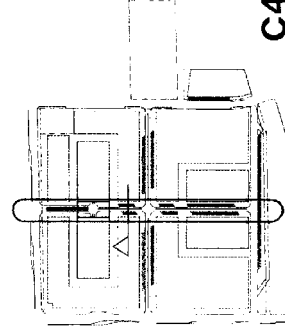
#### Accents

*Asclepias subulata* Desert Milkweed

*Muhlenbergia capillaries* Regal Mist

*Dasyliroa longissima* Toothless Desert Spoon

*Aloe* spp. Aloe



C4

Photographs are for illustrative purposes only. Plants shown are representative of those to be used.

## Justice

## Grasse

## Bouteil

## Bottle

Sporob

## Muhlenbergia

**Assessment**

## Asclepi

## Aloe sp

Yucca

## EQUIS

Eupho

## Agave

## Vines /

Positive  
Peacemaking

Answer

## Penster

## Helian

## Dyssoc



ASU · SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION

## CONCEPTUAL LANDSCAPE PLANS

## 74th Street Streetscape and Neighborhood Transitions

### 74th Streetscape

#### Trees

*Cercidium floridum* Blue Palo Verde

#### Shrubs

*Ruellia* spp. Ruellia

*Leucophyllum frutescens* Texas Ranger Sage

*Justicia spicigera* Mexican Honeysuckle

*Ericameria laricifolia* Turpentine Bush

#### Accents

*Asclepias subulata* Desert Milkweed

*Muhlenbergia capillaries* Regal Mist

*Dasyliion longissimum* Toothless Desert Spoon

*Aloe* spp. Aloe

### Neighborhood Transition

#### Trees

*Prosopis juliflora* Native Mesquite

*Acacia smallii* Sweet Acacia

*Ulmus parviflora* Evergreen Elm

*Quercus virginiana* Southern Live Oak

#### Shrubs

*Leucophyllum frutescens* Texas Ranger Sage

*Caesalpinia mexicana* Mex. Bird of Paradise

*Tecoma stans* Arizona Yellowbells

*Calliandra californica* Fairyduster

*Leucophyllum laevigatum* Chihuahuan Sage

*Lantana montevidensis* Trailing Lantana

*Bougainvillea* spp. Bougainvillea

*Simmondsia chinensis* Jojoba

*Ruellia* spp. Ruellia

#### Accents

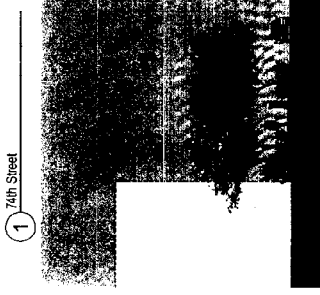
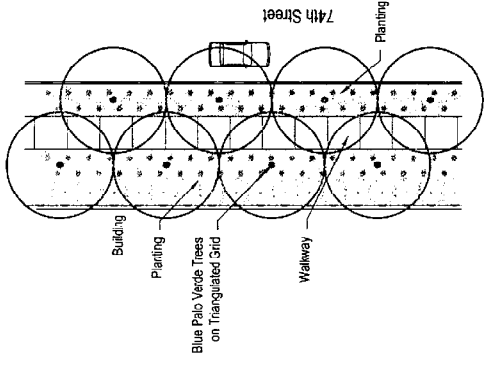
*Nolina microcarpa* Bear Grass

*Hesperaloe parviflora* Red Yucca

*Muhlenbergia rigens* Deer Grass

*Dasyliion wheeleri* Desert Spoon

*Opuntia ficus indica* Indian Fig Prickly Pear



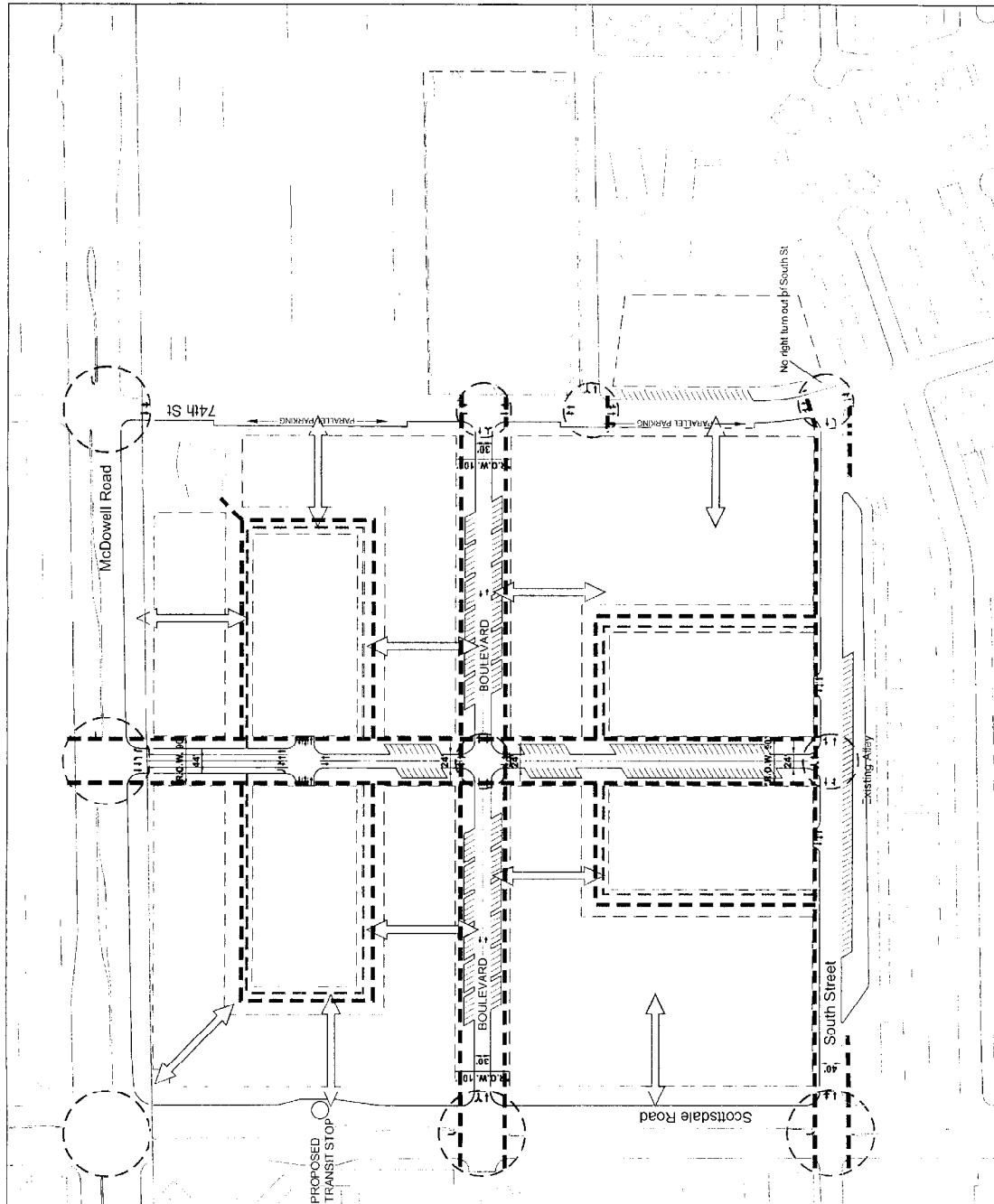
C4

Photographs are for illustrative purposes only. Plants shown are representative of those to be used.

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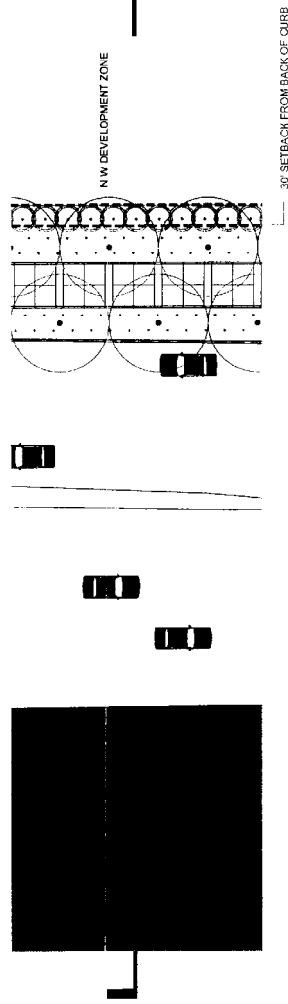
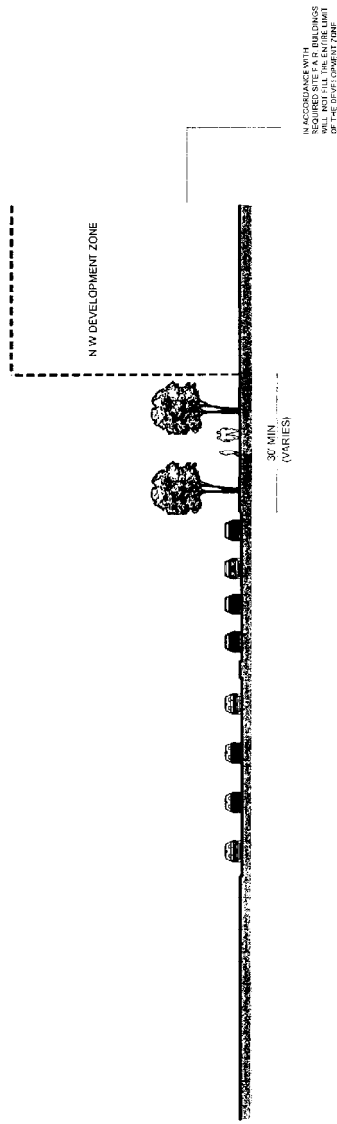
CONCEPTUAL LANDSCAPE PLANS

0' 10' 20' 30' 40'

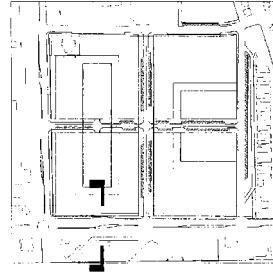


- KEY**
- SIGNALIZED INTERSECTION. (EXISTING)
  - SIGNALIZED INTERSECTION. (PROPOSED)
  - NON-SIGNALIZED INTERSECTION FULL MOVEMENT
  - STRUCTURED PARKING ZONE
  - DEVELOPMENT ZONE
  - PEDESTRIAN CIRCULATION
    - PROPOSED
    - EXISTING
  - MID-BLOCK PEDESTRIAN ACCESS  
Pedestrian access to be provided at one point along the face of each quadrant. The exact location is flexible.
  - VEHICULAR CIRCULATION
  - BICYCLE LANE
  - FIRE SERVICE DRIVE
  - NEW ROADS (PROPOSED)  
On grade parking to be permitted on entire site prior to parking structures being constructed
  - Traffic flows and direction currently under evaluation
- \* R.O.W. = Building Face to Building Face

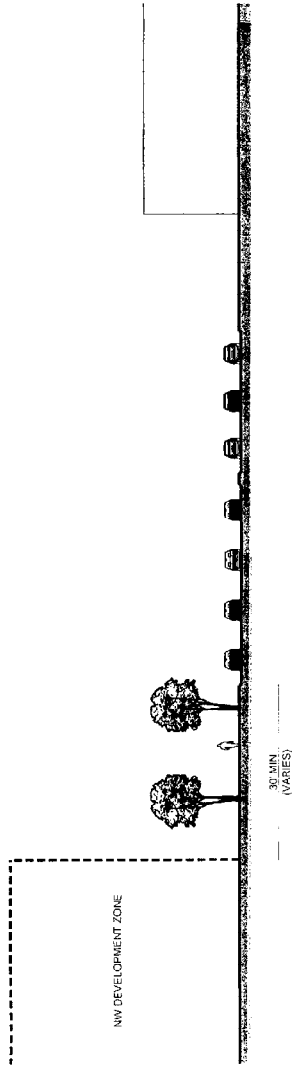
C5



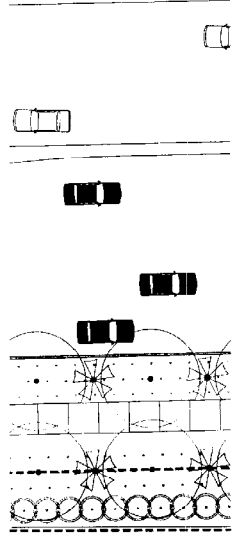
SCOTTSDALE ROAD SECTION



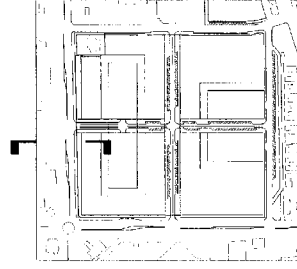
C6



IN ACCORDANCE WITH  
SCOTTSDALE CITY ORDINANCE  
NO. 15-001, THE SETBACK  
WILL NOT BE LESS THAN 30' FROM  
THE DEVELOPMENT ZONE

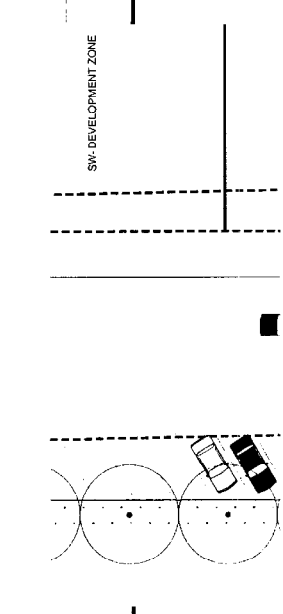
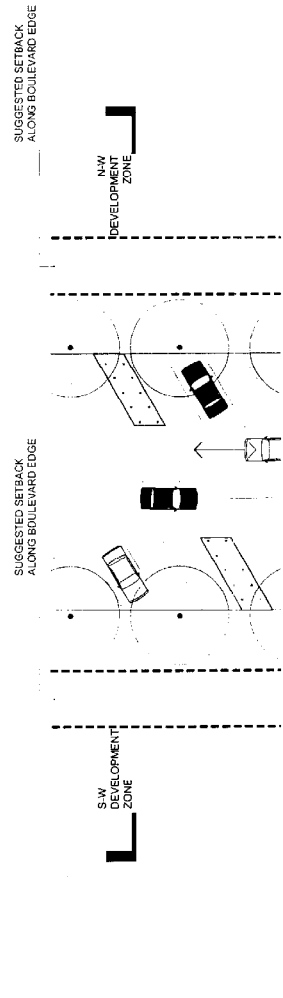
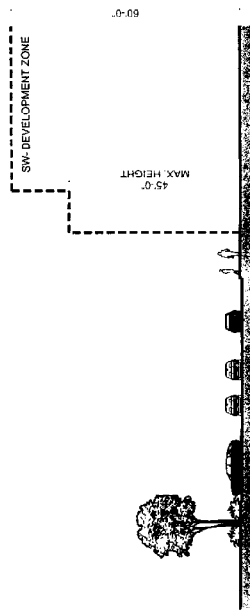
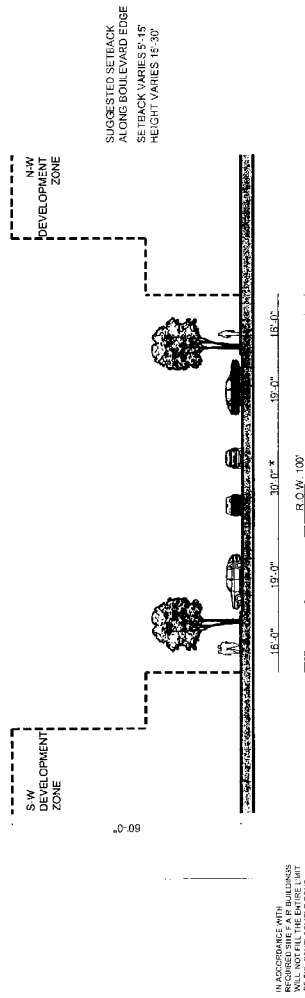


# MC DOWELL ROAD SECTION



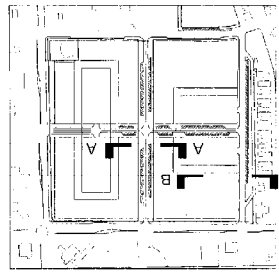
C6





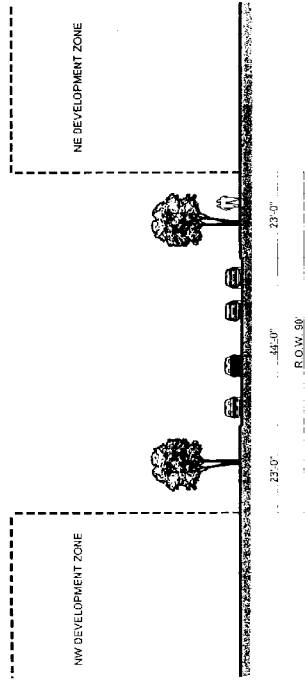
BOULEVARD SECTION (A)

SOUTH STREET SECTION (B)

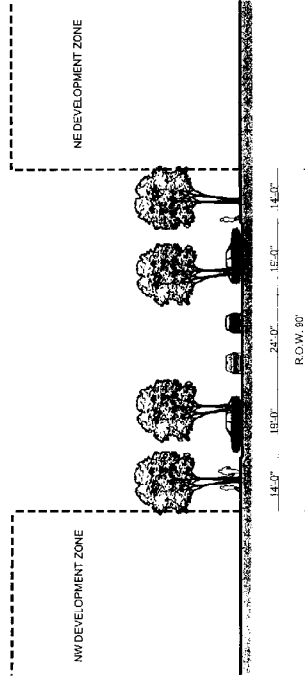


C6

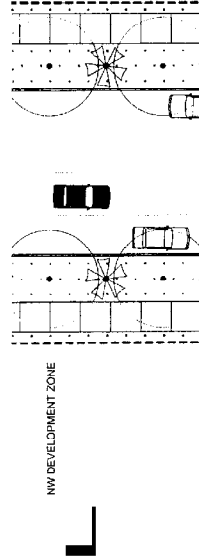
\* 30' - ACCOMMODATES PROPOSED CITY TRANSIT SYSTEM



IN ACCORDANCE WITH THE CITY OF SCOTTSDALE, ARIZONA, THE DEVELOPMENT ZONE WILL NOT BE THE ENTIRE LIMIT OF THE DEVELOPMENT ZONE

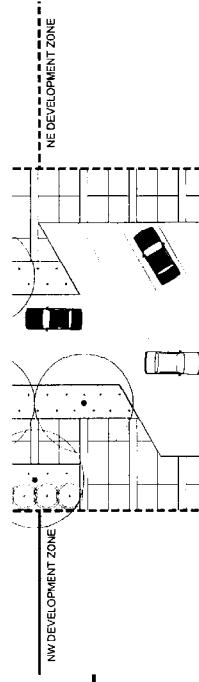


IN ACCORDANCE WITH THE CITY OF SCOTTSDALE, ARIZONA, THE DEVELOPMENT ZONE WILL NOT BE THE ENTIRE LIMIT OF THE DEVELOPMENT ZONE



NE DEVELOPMENT ZONE

NW DEVELOPMENT ZONE

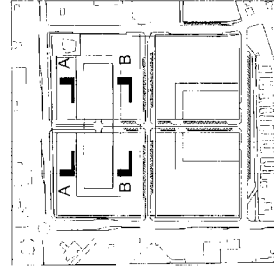


NW DEVELOPMENT ZONE

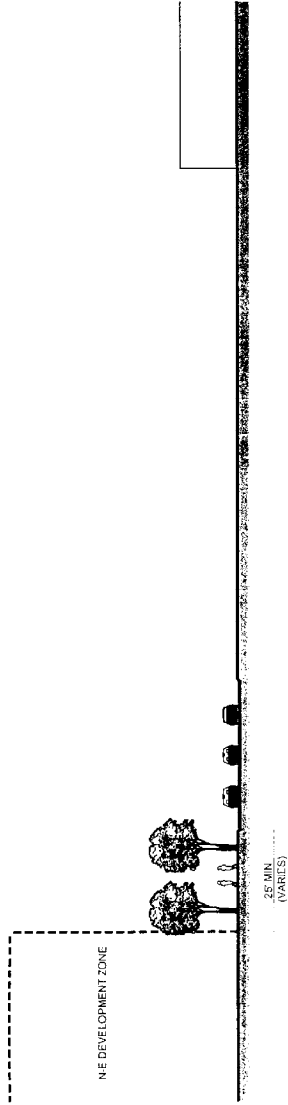
NE DEVELOPMENT ZONE

NORTH/SOUTH ROAD SECTION (A)

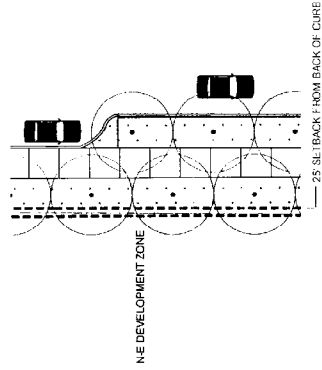
NORTH/SOUTH ROAD SECTION (B)



C6



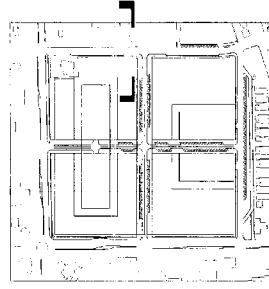
IN ACCORDANCE WITH  
REQUIREMENTS, ALL BUILDINGS  
WILL NOT FILL THE ENTIRE LIMIT  
OF THE DEVELOPMENT FORM

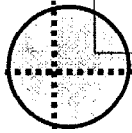


74th STREET SECTION



C6

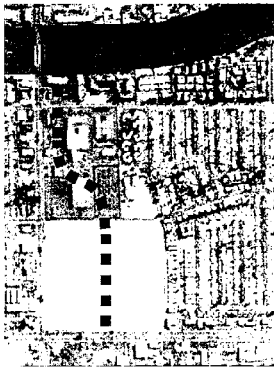
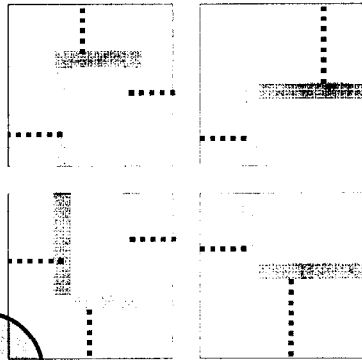


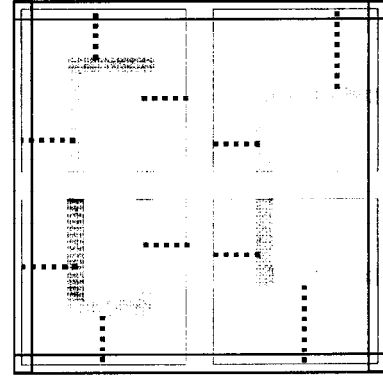


## GUIDING PRINCIPLES - 1

CREATE BALANCE OF LAND USES AND  
RELATIONSHIPS BETWEEN PARCELS

- INTERCONNECT WITH LOS ARCOS  
CROSSING, SURROUNDING RETAIL, AND  
OTHER COMMERCIAL AND RESIDENTIAL  
AREAS
- CREATE POSITIVE RELATIONSHIPS AND  
TRANSITIONS
- PROMOTE A MIXED USE ENVIRONMENT

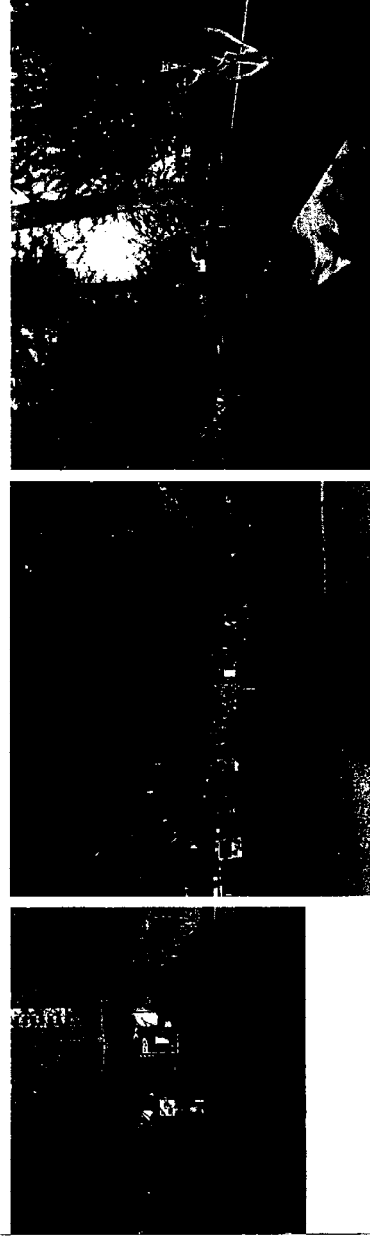




## GUIDING PRINCIPLES - 2

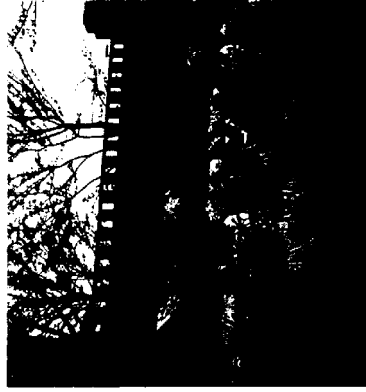
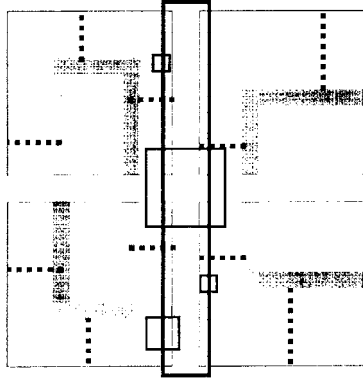
### ENCOURAGE MEANINGFUL OPEN SPACE AND PUBLIC USES

- Perimeter landscape should create pedestrian friendly environment
- 30-FOOT SETBACK
- TREES PROVIDE SHADE
- LANDSCAPE BUFFER TO TRAFFIC
- PEDESTRIAN ORIENTED
- SCOTTSDALE ROAD TRANSIT



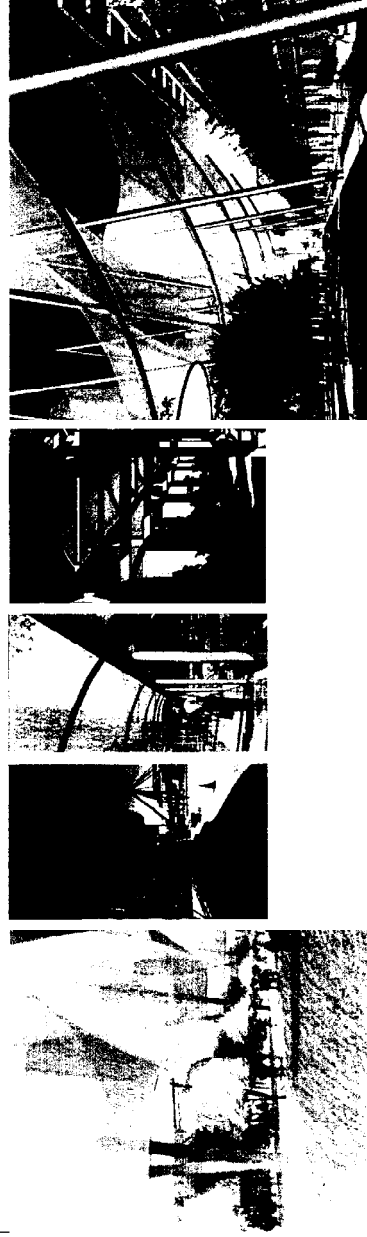
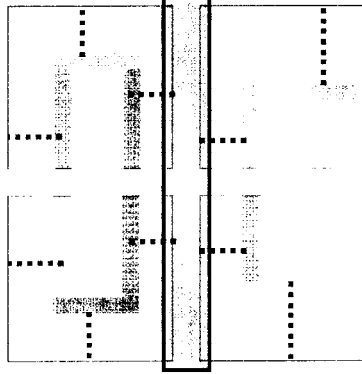
GUIDING PRINCIPLES - 2  
ENCOURAGE MEANINGFUL OPEN SPACE AND  
PUBLIC USES

- Design of the public realm should provide identity to the community.

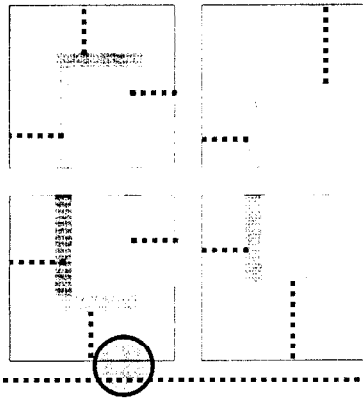


## GUIDING PRINCIPLES - 2 ENCOURAGE MEANINGFUL OPEN SPACE AND PUBLIC USES

- Development should show consideration for pedestrians by providing landscaping and shading elements.



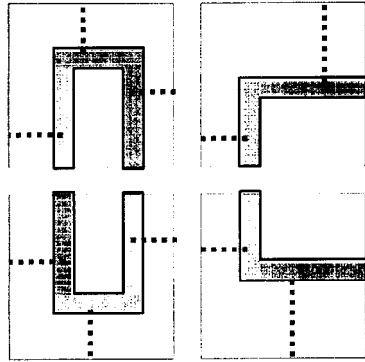
- GUIDING PRINCIPLES - 3**  
**FACILITATE MOBILITY AND INTERCONNECTIVITY**
- Development should integrate within the pedestrian network alternate modes of transportation and encourage social contact and interaction.
- TRANSIT STOP ON SCOTTSDALE ROAD
  - BICYCLE PATH ALONG McDOWELL ROAD

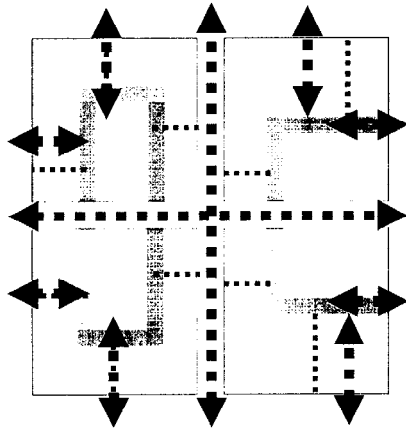




### GUIDING PRINCIPLES - 3 FACILITATE MOBILITY AND INTERCONNECTIVITY

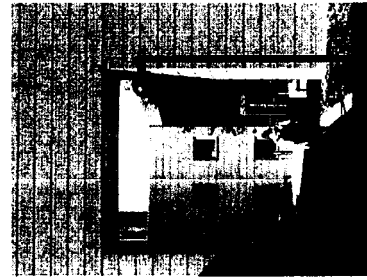
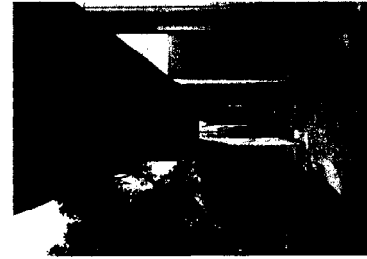
- CONNECTIVITY WITHIN BLOCKS
- SERVICE ACCESS TO BUILDINGS





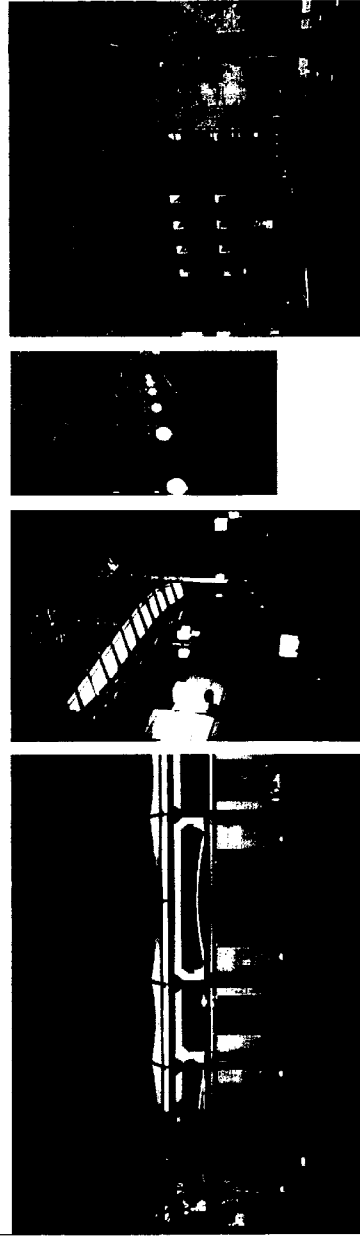
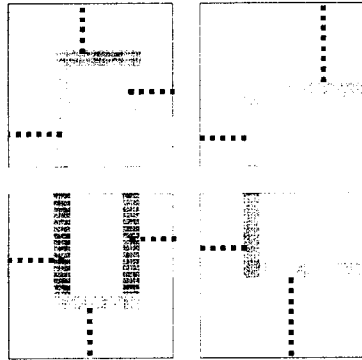
### GUIDING PRINCIPLES - 3 FACILITATE MOBILITY AND INTERCONNECTIVITY

- Development should show consideration for pedestrians by inviting connections to adjacent developments.



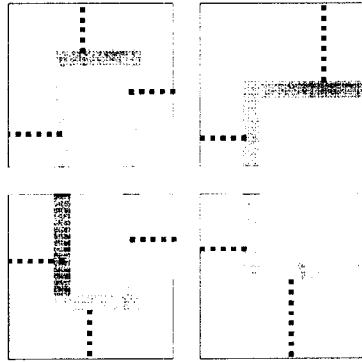
GUIDING PRINCIPLES - 4  
DEMONSTRATE SCOTTSDALE'S CONTINUED  
COMMITMENT TO QUALITY

- The extent and quality of lighting should be integrally designed as part of the built environment.



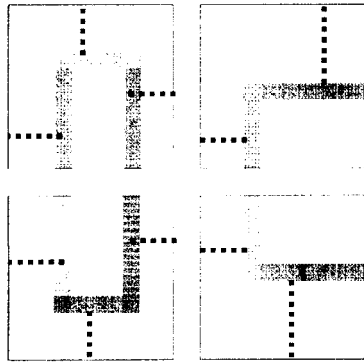
GUIDING PRINCIPLES - 4  
DEMONSTRATE SCOTTSDALE'S CONTINUED  
COMMITMENT TO QUALITY

- Exterior materials should be responsive to climate, adjacent context, site orientation, and building usage.



GUIDING PRINCIPLES - 4  
DEMONSTRATE SCOTTSDALE'S CONTINUED  
COMMITMENT TO QUALITY

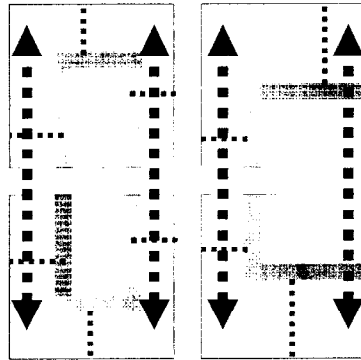
- Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.



## GUIDING PRINCIPLES - 5 EXEMPLIFY ENVIRONMENTAL SUSTAINABILITY

- Design of the built environment should respond to the desert environment.

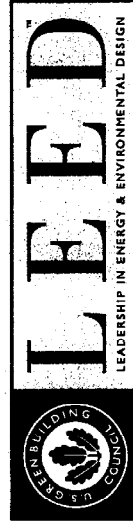
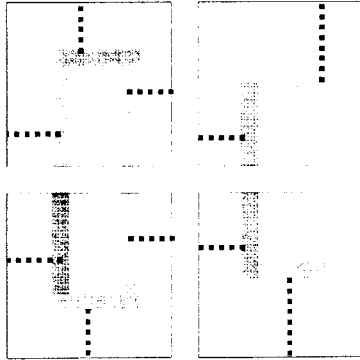
- DOMINANT EAST-WEST BUILDING ORIENTATION
- SELF-SHADING COURTYARDS
- SHADE STRUCTURE

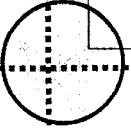
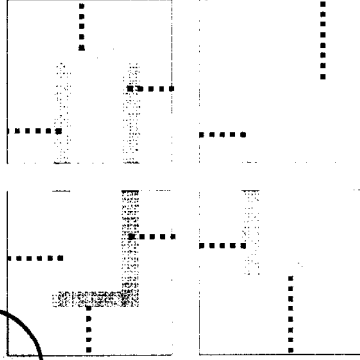
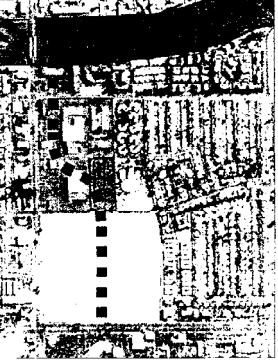


## GUIDING PRINCIPLES - 5 EXEMPLIFY ENVIRONMENTAL SUSTAINABILITY

- Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
- Development should incorporate sustainable and healthy building practices and products.

•LEED CERTIFICATION



# GUIDING PRINCIPLES - 6

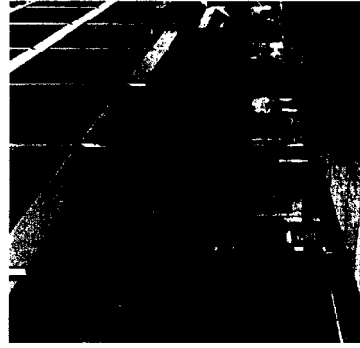
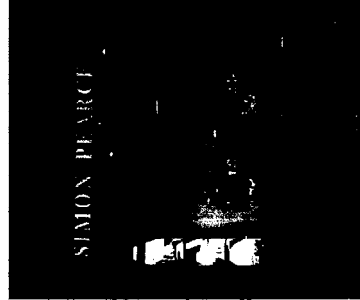
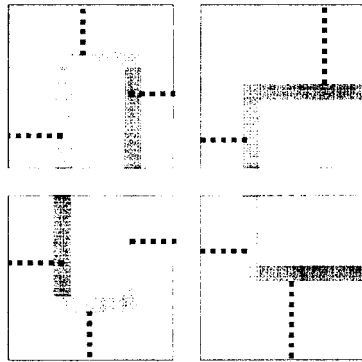
## PROMOTE SOCIAL AND ECONOMIC VITALITY OF THE SITE AND SURROUNDING AREA

- PROJECT WILL BE A CATALYST FOR ENHANCED AND STRENGTHENED CONTEXT
- ESTABLISH EDGE CONDITION ALONG McDOWELL ROAD AND SCOTTSDALE ROAD
- BRING COMMERCIAL AND INSTITUTIONAL DEVELOPMENT TO THE AREA
- CREATE SIGNIFICANT PUBLIC DESTINATION
- CONTINUE EXISTING STREET PATTERN



GUIDING PRINCIPLES - 6  
PROMOTE SOCIAL AND ECONOMIC VITALITY OF  
THE SITE AND THE SURROUNDING AREA

- Strive for vibrant, diverse mixture of retail and other uses.



## **SECTION 3.0 MASTER PLANS REQUIREMENTS**

### **MASTER PLANS & REPORTS**

At the time of specific site plan submittals to the City for the first building(s), ASUF shall provide the master plans in section 3.0 Subsequent building(s) submittals, may require ASUF to modify any applicable master plan. These plans shall include all items outlined within sections 3.1, 3.2, 3.3, 3.4, and 3.5 for Properties A and B-2 to the satisfaction of the City Manager or designee. At the time of specific site plan submittals to the City for Property B-2, ] the City shall provide the master plans in section 3.0. These plans shall include all items outlined within sections 3.1, 3.2, 3.3, 3.4, and 3.5 to the satisfaction of the City Manager or designee. Preliminary master plans shall be reviewed by staff for consistency with the Development Framework Plan prior to the submittal of the first building(s) to the Development Review Board. Final master plans approval is required prior to the issuance of building permits. Each master plan will identify the timing of and parties responsible for construction of all Infrastructure in accordance with the Ground Lease.

#### **3.1 MASTER DESIGN CONCEPT PLAN**

**MASTER DESIGN CONCEPT PLAN.** The Master Design Concept Plan shall incorporate the following:

- A. Perimeter Landscape Plan
- B. Roadway Plan
- C. Streetscape Plan
- D. Design Standards addressing the following:
  - 1. Development through appropriate siting and orientation of buildings should consider major vistas.
  - 2. Streetscapes providing continuity among adjacent uses on the Subject Property through accessible design, use of cohesive landscaping, street furniture, public art and integrated Infrastructure elements.
  - 3. Development integrating with the surrounding pedestrian network and other alternative modes of transportation, including but not limited to bicycles and transit access.
  - 4. Design elements reflecting a human scale.
  - 5. Buildings designed to highlight important building volumes and features, such as building entries.
  - 6. Interior spaces extended into the outdoors either physically or visually.
  - 7. Materials, colors, and textures appropriate to the region.
  - 8. Landscaping that complements the built environment and relate to the various uses and users.
  - 9. Water features safely placed in locations with high pedestrian activity.
  - 10. Exterior building materials that are responsive to climate, adjacent context, site orientation and building usage, such as shade structures, deep roof overhangs and recessed windows.
  - 11. Commercial and retail uses, if provided, along Scottsdale Road, McDowell Road and 74<sup>th</sup> Street will be located at grade level to allow pedestrian interface.

12. Development design elements and streetscape using universal design principles (in accordance with ADA requirements)
13. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, bikeways, and integration of drainage plans.
14. Overall streetscape concepts, which will incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations. Such concepts shall be compatible with those approved or under development for Scottsdale and McDowell Roads.
15. Typical outdoor lighting plan for streetlights and concepts, and general specifications for parking lot lighting. Lighting levels shall be transitioned where appropriate to provide the greatest intensity within the main pedestrian corridor, and a lower intensity along the perimeter of the Subject Property.
16. General design and architectural concepts assuring overall design quality of all building and structures.
17. General signage / graphic concepts for development signs, including locations and typical design concepts.
18. Public Art and public gathering areas.
19. Place building entrances adjacent to the pedestrian route to enhance pedestrian access.
20. Create a pedestrian oriented streetscape; all buildings shall appropriately access the streetscape.

### **3.2 MASTER DRAINAGE PLAN & REPORT**

1. **MASTER DRAINAGE PLAN AND REPORT.** The master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:
  - a. Include a complete description of requirements relating to drainage improvements phasing.
  - b. Describe how site design will satisfy the United States Environmental Protection Agency requirements.
  - c. Recognizing that no on-site detention is required, describe how all of the storm water from the Subject Property will be conveyed to the 42" diameter storm drain proposed for construction in Scottsdale Road.
2. **MASTER DRAINAGE PLAN AND REPORT COPIES.** Before master drainage plan and report approval, ASUF shall, when requested by City staff, submit two (2) hard copies and one (1) disc copy of the complete master drainage plan and report.
3. **MASTER DRAINAGE PLAN AND REPORT APPROVAL.** Before the improvement plan submittal, ASUF shall have obtained approval of the master plan and drainage report.

### **3.3 MASTER WATER PLAN & REPORT**

1. MASTER WATER PLAN AND REPORT. The master water report and plan shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master water plan and report shall:

- a. Include a complete description of requirements relating to water improvements phasing.
- b. Discuss off-site Infrastructure requirements.

2. MASTER WATER PLAN AND REPORT APPROVAL. Before the improvement plan submittal, ASUF shall have obtained approval by the City Manager or designee of the master water plan and report.

### **3.4 MASTER WASTEWATER PLAN & REPORT**

1. MASTER WASTEWATER PLAN AND REPORT. The master wastewater plan and report shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master waste water plan and report shall:

- a. Include a complete description of requirements for each building or group of buildings.
- b. Demonstrate how all sewage generated on the Subject Property will drain to the sewer main in Miller Road.

2. MASTER WASTEWATER PLAN AND REPORT APPROVAL. Before the improvement plans submittal, ASUF shall have obtained approval by the City Manager or designee, of the master wastewater plan and report.

### **3.5 MASTER TRANSPORTATION PLAN**

1. VEHICULAR CIRCULATION PLAN. The Vehicular Circulation Plan shall conform to the City's design procedures and criteria, as amended by General Development Framework Plan. The Vehicular Circulation Plan shall include at a minimum the following components:

- a. Roadway plans showing proposed roadway network.
- b. Traffic control analysis, including traffic signals, etc.
- c. Plans for phasing the transportation improvements and plans for interim improvements necessary to accommodate the site development and ties into other planned construction improvements.
- d. Proposed street cross-sections and associated design consistent with the approved roadway plan.

2. MASTER PARKING PLAN. A phased Parking Facilities plan shall be prepared for City Manager or designee approval. This plan shall indicate the location and number of all parking spaces with respect to each building(s) in the development. The plan shall also provide details regarding any proposed parking restrictions or validation programs, as

well as analyses to substantiate mixed-use sharing and any other considerations for reduced parking needs.

3. BICYCLE CIRCULATION PLAN. An overall bike circulation plan shall be submitted for each building (s). The Plan shall include, but not limited to, bicycle parking, sections of pathway, curb ramps at intersections, and signing. The Bicycle Circulation Plan shall include, at a minimum, the following components:
  - a. Street bikeways
  - b. Appropriate Provisions for Bicycle Parking– At each building(s), the number and locations will be determined in coordination with the City Manager or designee.
  - c. Enable connection(s) to regional and/or local bicycle facilities at the Subject Property boundary.
4. PEDESTRIAN CIRCULATION PLAN. The Pedestrian Circulation Plan shall provide general locations and dimensions for and types of pedestrian amenities including, but not limited to, shaded walkways and seating. This plan shall provide for pedestrian connectivity within the Subject Property and to adjacent facilities.
5. TRANSIT AND TRIP REDUCTION PLAN. With each building(s), an updated Transit and Trip Reduction Plan shall be prepared, which may include, but shall not be limited to, proposed location(s) of potential transit nodes, bus stops, etc., that support regional or local transit systems.

## **SECTION 4.0 DEVELOPMENT REQUIREMENTS**

The PC district is intended to implement the purpose as stated in section 1.1 by adhering to a specific list of permitted uses and by conforming to certain amended development standards.

### **4.1 PERMITTED LAND USES.**

Each building(s) of the development may include the Permitted Land Uses (Attachment D). Attachment D identifies general categories and permitted land uses; the zoning administrator may approve analogous uses which are comparable to the permitted uses by being similar in one or more important ways to the permitted land uses or by resembling the permitted land uses in one or more aspects.

### **4.2 CONFORMANCE TO PC DISTRICT DEVELOPMENT STANDARDS.**

Development of the entire Premises on the Subject Property shall conform to the PC District Development Standards, as amended and shown on Attachment E.

Development of each building(s) in relation to the PC District Development Standards, as amended and shown on Attachment E, is subject to the approval of the City Manager or designee.

# ASUF/COS PERMITTED USES

| PERMITTED USES   |
|--|
| <b>RESEARCH &amp; DEVELOPMENT FACILITIES</b>   |
| Research Offices   |
| Laboratories   |
|  |
| <b>RETAIL SALES</b>  |
| Art gallery  |
| Bakery   |
| Books, newspaper, magazine or stationery stores  |
| Camera or photographic supply  |
| Cigar, tobacco, cigarette stores   |
| Drug and proprietary stores  |
| Florists   |
| Food stores, grocery stores such as grocers, delicatessens, meat/fish/fruit/vegetables/ candy/nut/confectionery, dairy products and bakeries               |
| Furniture, home furnishings and equipment stores such as furniture, inside window coverings, china, glassware, metalware, household appliances, radios and |
| Gift, novelty, import, art, jewelry or souvenir stores   |
| Sporting goods and bicycles sales  |
| Video tape rental  |
| Retail sales directly related to but clearly incidental to primary manufacturing, assembly,  |
| Apparel and accessories  |
|  |
| <b>GENERAL OFFICES</b>   |
| Banks, finance offices, lending institutions, stock brokerage firms, S&L, C.U.   |
| Broadcasting station and studio, radio or TV not including transmitter/receiver  |
| Business services including blueprinting and photocopying, printing, office equip rentals  |
| Corporate headquarters, may include transient residential units for employees on <20 ac.   |
| Finance, insurance and real estate services including banking and bank-related services,   |
| Office, professional, for Accountant, architect, chiropract, chiropract, dentist, engineer.  |
| Professional services including legal services, engineering, interior design, architectural, bookkeeping   |

# ASUF/COS PERMITTED USES

| PERMITTED USES  |
|---|
| <b>MEDICAL OFFICES</b>  |
| Laboratories; Medical, dental, blood bank   |
| Optician  |
| Pharmaceutical manufacturing  |
| <b>GOVERNMENT</b>   |
| Branch post office  |
| Cultural activities including libraries and museums   |
| Museum, library, post office  |
| Colleges and universities having a regular curriculum   |
| <b>SERVICES</b>   |
| Business schools  |
| Educational services including art & music schools, dancing, college or university extensions   |
| Establishments supplementary to other permitted uses such as Pharmacy, apothecary shop, optical photography, music, drama, dance, excluding commercial gymnasium, dance hall or job |
| Public assembly facilities including indoor motion picture theaters and legitimate theatres   |
| Private businesses, professional and civic clubs and associations   |
| Restaurants; eating establishments  |
| Health Studio   |



### PERMITTED USES

## Day care

*Recreational facilities including ice skating, roller skating, bowling, gymnasiums, racquet, paddle or handball, health, and fitness centers*

Travel agency

## Hotels, motels and Inns

### Multi-family residential

#### 4.3 CONDITIONS OF APPROVAL

- a. The required open space is set forth in the Development Standards, as amended and shown on Attachment E. One and one quarter (1 1/4) acres, in the aggregate, of public gathering space on Property A shall be placed on the Subject Property as designated in Attachment C.3 Open Space Plan. The timing of the construction of the public gathering place(s) shall be identified in the development of the first building(s).
- b. A landscape area no less than 20 feet wide along the southern boundary of the Subject Property shall be provided.
- c. Scottsdale Road and McDowell Road landscape improvements shall be completed in the initial building(s) of development.
- d. The driveway connecting to 74<sup>th</sup> Street shall be designed and signed such that through- traffic will not use 74<sup>th</sup> Street south of the Subject Property.
- e. Buildings shall be placed predominately at the setback line along all public streets and internal roadways unless alternatives enhancing design, circulation and open space are approved by the Development Review Board.
  - 1) Building setbacks along Scottsdale Road and McDowell Road shall be 30 feet from back of curb.
  - 2) Building setbacks along 74<sup>th</sup> Street shall be 25 feet from back of curb.
  - 3) Buildings along the south property line up to 45 feet in height shall be setback a minimum of 35 feet from the south property line. Buildings over 45 feet in height shall be setback an additional 65 feet for a total of 100 feet. Sidewalks along Scottsdale Road and McDowell Road shall be 10-foot minimum and shall be separated from the roadway by landscaping; sidewalks on 74<sup>th</sup> Street shall be eight (8) feet in width within the front setback area. Pedestrian zone along each side of the main Boulevard/Mall shall be fifteen (15) feet minimum in width.
- f. Parking structures shall not exceed maximum building height.
- g. Parking structures shall be screened from Scottsdale Road, McDowell Road, 74<sup>th</sup> Street and the main boulevards within the project to minimize views of the vehicles and the parking structures.
- h. All above ground utility equipment shall be appropriately screened by either walls or other screening methods as approved by the City Manager or designee.
- i. All non-residential development shall conform to LEED Certified. Standards.
- l. Buildings along the Scottsdale Road, McDowell Road, 74th Street and the south street on the Subject Property shall have at least twenty-five (25) percent of the lineal frontage not reaching the maximum height of sixty (60) feet in height. A Building Massing/Envelope Plan shall be required for the first building(s) final development plan submittal to the Development Review Board and each subsequent building(s) final development plan submittal to the Development Review Board to ensure appropriate variation of building heights and pedestrian scale.